

APPROVED

June 23, 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-107

DATE June 23, 2025

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP AA-2025-1283-PM-HCA – RECOMMENDATION TO THE
ADVISORY AGENCY FOR IN-LIEU PARK FEE PAYMENT

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for *C. Santo Domingo DF
C. Stoneham _____ N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Parcel Map AA-2025-1283-PM-HCA (Project) to provide an in-lieu fee payment to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Parks Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in LAMC Section 12.33 C.3 (e.g., certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Chapter 1ASEC. 13B.7.1.C.2.a (Advisory Agency) states in part that, "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

BOARD REPORT

PG. 2 NO. 25-107

LAMC Chapter 1A SEC. 13B.7.1.D.3.b (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The Project, known as the Marina Vista Project, is located at 12538-12628 East Culver Boulevard in the Palms - Mar Vista - Del Rey community of the City. The Project, as currently proposed, includes the merger of 26 lots to create a subdivision for the development of a 100% affordable 6-story multi-family residential building, containing 122 residential dwelling units. The Project's residential component includes 120 affordable residential units and 2 market rate manager's units. The proposed subdivision would demolish four existing warehouse and commercial buildings.

The proposed Project includes 11,760 square feet of open space, which exceeds the minimum as required by LAMC 12.21. The Project's common open space includes indoor fitness, lounge areas, a learning center, and a recreation room, as well as outdoor landscaped courtyards and a rooftop deck. As proposed, the common open space and amenities would only be accessible to residents of the development. The Project, as submitted to City Planning, is not proposing to make a land dedication to the City of Los Angeles either on-site or off-site of the project location.

Conceptual renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than 50 residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **November 25, 2024**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

BOARD REPORT

PG. 3 NO. 25-107

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **March 3, 2025**. On May 29, 2025, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **July 7, 2025**. The Advisory Agency Filing Notification is attached (Attachment 2). If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, “All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents.”

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than 50 residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.7**
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The **maximum** land dedication for the Project's proposed 122 units would be:

$$\mathbf{0.83\ Acres = (122 \times 2.7) \times 0.00251}$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

BOARD REPORT

PG. 4 NO. 25-107

As currently proposed, the Project has 120 affordable dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required land dedication for the Project would be:

$$\mathbf{0.013\ Acres = (2 \times 2.7) \times 0.00251}$$

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477(a)(7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50." The Project, as described in this Report, is an apartment project.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2024, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$\mathbf{\$17,060.00 \times \text{number of new non-exempt dwelling units}}$$

BOARD REPORT

PG. 5 NO. 25-107

The **maximum** Park Fees payment for the Project's proposed 122 units would be:

$$\mathbf{\$2,081,320.00} = \$17,060.00 \times 122 \text{ dwelling units}$$

As currently proposed, the Project has 120 affordable dwelling units that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required Park Fee payment for the Project would be:

$$\mathbf{\$34,120.00} = \$17,060.00 \times 2 \text{ dwelling units}$$

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2025 Park Score Index, approximately 62% of residents in the City of Los Angeles live within a 10-minute walk, from a public park or open space. The Mayor's Office of Sustainability pLAn sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

BOARD REPORT

PG. 6 NO. 25-107

Site Analysis

The Project is located within the Del Rey community of the City and within the Palms - Mar Vista - Del Rey Plan Area. Currently, the site has four existing warehouse and commercial buildings. An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the Project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a high density area of the City. Below is an analysis of the citywide density and local community density:

- City of Los Angeles Population Density (2018-2022 American Community Survey): 8,267 persons per square mile.
- Palms - Mar Vista - Del Rey Community Plan Area (2018-2022 American Community Survey): 13,327 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project includes 11,760 square feet of open space, which is more than the minimum as required by LAMC 12.21. The Project's common open space includes indoor fitness, lounge, and recreation rooms, as well as outdoor landscaped courtyards.

Although the amount of common open space being provided by the Project exceeds the amount of open space required per LAMC Section 12.21, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these recreational amenities would not likely reduce the Project's impact on existing public recreational and park facilities. These amenities would not likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

There is one public park within a half-mile walking distance of the Project site:

- Bill Rosendahl Del Rey Park is a 4.8-acre community park that has a variety of amenities, including basketball courts, a fitness zone, tennis courts, a playground, dog park, and restrooms.

A map showing the project location and nearby public parks is attached (Attachment 5).

BOARD REPORT

PG. 7 NO. 25-107

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fee payment to the City as the Project is proposing the construction of apartment units.

FISCAL IMPACT

The potential Fiscal Impact to RAP's General Fund is currently unknown.

This Report was prepared by Jeremy Silva, Planning Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings and Entitlement Package
- 2) Attachment 2 - Advisory Agency Filing Notice AA-2025-1283-PM-HCA
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Generalized Zoning
- 5) Attachment 5 - Project Location and Surrounding Parks

MARINA VISTA

AN AFFORDABLE FAMILY HOUSING DEVELOPMENT BY:
COMMUNITY CORPORATION OF SANTA MONICA



PROJECT SUMMARY:

LEGAL DESCRIPTION

| | |
|---------------------------|--|
| Site Address | 12538-12628 W CULVER BLVD, LOS ANGELES 90066 |
| ZIP Code | 41,140 SF / 0.94 AC |
| Lot/ Parcel Area | PAGE 672 - GRID D6 |
| Thomas Brothers Grid | 4221004011 |
| Assessor Parcel No. (APN) | None |
| Arb (Lot Cut Referene) | 105B157 |
| Map Sheet | |

SCOPE OF WORK

Demolish existing Perimeter Fence, 1-Story School Buildings, and clear site for construction of new 5-Story Type III-A Multi-Family Residential Building over 1-Story Type I-A Housing, Common Space & Garage.

| | |
|-------------------------------|----------------------|
| AFFORDABLE HOUSING UNITS | = 122 UNITS |
| UNIT MIX (1-BR / 2-BR / 3-BR) | = 56 / 33 / 33 |
| PROPOSED BUILDING HEIGHTS | = 75'-4" / 6 STORIES |
| PROPOSED BUILDING AREA | = 164,540 SF |
| PROPOSED OCCUPANCY | = A-3, S-2, R-2, B |

ZONING ANALYSIS/DENSITY CALCULATIONS

A. SITE ANALYSIS

| | |
|-------------------|------------------------|
| ZONING: | = R3-1 |
| LOT AREA (LOT 1): | = 41,140 SF 0.94 AC |
| (PROJECT SITE) | |
| LOT COVERAGE: | = 64% |

B. ZONING ANALYSIS

| | |
|---|----------------------|
| OCCUPANCY GROUP | = A-3, S-2, R-2, B |
| BUILDING HEIGHT(ALLOWED/PROPOSED W/ INCENTIVE) | = 45'-0" / 72'-4" |
| SETBACK REQUIREMENTS | |
| - REQUIRED (FRONT / SIDE / SIDE / REAR YARD) | = 15 / 9 / 9 / 15 FT |
| - PROVIDED (FRONT / SIDE / SIDE / REAR YARD) | = 15 / 9 / 9 / 15 FT |
| * STATED HEIGHT MEASURED FROM LOWEST GRADE TO HIGHEST POINT OF BUILDING PARAPET. HEIGHT SHALL MEASURED CONSIDERING NATURAL GRADE. | |

C. DENSITY CALCULATIONS

| | |
|----------------------------|-------------|
| NO. OF UNITS: | |
| ALLOWED (W/ DENSITY BONUS) | = UNLIMITED |
| PROPOSED | = 122 |

D. F.A.R. CALCULATIONS

| | |
|--------------------------------------|----------------------------|
| BUILDABLE AREA: | = 33,526 SF* |
| ALLOWABLE F.A.R. W/ INCENTIVE | = 3.55:1 (16.66% increase) |
| TOTAL AREA ALLOWED WITHOUT INCENTIVE | = 100,578 SF |
| TOTAL AREA ALLOWED WITH INCENTIVE | = 119,017 SF |
| TOTAL PROPOSED AREA | = 116,534 SF |

(*EXCLUDING SETBACKS REQUIRED FOR A ONE-STORY BUILDING)

INCENTIVE REQUESTS

| | |
|----------------------|---|
| A. OPEN SPACE | = 20% OPEN SPACE REDUCTION FROM 15,500 SF TO 12,400 SF |
| B. F.A.R. INCREASE | = F.A.R. INCREASE TO 3.55:1 FROM BASE F.A.R. OF 3:1 (16.66% increase) |
| C. BUILDING HEIGHT | = 72' - 4" |
| D. SETBACK REDUCTION | = REAR SETBACK REDUCTION AT BOTTOM LEFT CORNER OF THE SITE FROM 15' - 0" TO 5' - 0" |

PARCEL LIST

| | ADDRESS | LOT | BLOCK | TRACT |
|----|---------------------|------------------|-------|----------------------|
| 1 | None | PT Anderson Rose | None | Rancho La Ballona |
| 2 | None | FR | BLK A | Venice Del Rey Tract |
| 3 | None | PT Anderson Rose | None | Rancho La Ballona |
| 4 | 12538 W Culver Blvd | 46 | BLK B | Venice Del Rey Tract |
| 5 | None | PT Anderson Rose | None | Rancho La Ballona |
| 6 | None | FR | BLK A | Venice Del Rey Tract |
| 7 | None | PT Anderson Rose | None | Rancho La Ballona |
| 8 | 12542 W Culver Blvd | 47 | BLK B | Venice Del Rey Tract |
| 9 | None | 47 | BLK B | Venice Del Rey Tract |
| 10 | None | PT Anderson Rose | None | Rancho La Ballona |
| 11 | 12544 W Culver Blvd | 48 | BLK B | Venice Del Rey Tract |
| 12 | None | FR | BLK A | Venice Del Rey Tract |
| 13 | 12548 W Culver Blvd | 49 | BLK B | Venice Del Rey Tract |
| 14 | None | PT Anderson Rose | None | Rancho La Ballona |
| 15 | 12550 W Culver Blvd | 50 | BLK B | Venice Del Rey Tract |
| 16 | None | FR | BLK A | Venice Del Rey Tract |
| 17 | 12554 W Culver Blvd | 51 | BLK B | Venice Del Rey Tract |
| 18 | None | PT Anderson Rose | None | Rancho La Ballona |
| 19 | 12556 W Culver Blvd | 52 | BLK B | Venice Del Rey Tract |
| 20 | None | FR | BLK A | Venice Del Rey Tract |
| 21 | 12604 W Culver Blvd | 53 | BLK B | Venice Del Rey Tract |
| 22 | 12606 W Culver Blvd | 54 | BLK B | Venice Del Rey Tract |
| 23 | None | FR | BLK A | Venice Del Rey Tract |
| 24 | 12610 W Culver Blvd | 55 | BLK B | Venice Del Rey Tract |
| 25 | 12612 W Culver Blvd | 56 | BLK B | Venice Del Rey Tract |
| 26 | 12616 W Culver Blvd | 57 | BLK B | Venice Del Rey Tract |
| 27 | 12620 W Culver Blvd | 58 | BLK B | Venice Del Rey Tract |
| 28 | 12624 W Culver Blvd | 59 | BLK B | Venice Del Rey Tract |
| 29 | 12628 W Culver Blvd | 60 | BLK B | Venice Del Rey Tract |

BUILDING AREA SUMMARY

A. PER ZONING CODE DEFINITION

| | | | |
|--------------|---------------|---|------------|
| BASEMENT | (S-2) | = | 700 SF |
| GROUND FLOOR | (S-2, B, A-3) | = | 13,674 SF |
| SECOND FLOOR | (R-2) | = | 21,780 SF |
| THIRD FLOOR | (R-2) | = | 21,780 SF |
| FOURTH FLOOR | (R-2) | = | 21,500 SF |
| FIFTH FLOOR | (R-2) | = | 18,900 SF |
| SIXTH FLOOR | (R-2) | = | 18,200 SF |
| TOTAL AREA | | = | 116,534 SF |

CALCULATED PER THE REQUIREMENTS INDICATED IN DOCUMENT NO. P/BC 2002-02, REFERENCING SECTION 12.03 OF THE 2024 LOS ANGELES MUNICIPAL ZONING CODE.

INCLUDES AREA WITHIN EXTERIOR WALLS & COVERED EXTERIOR WALKWAYS. NOT INCLUDING STAIRWAYS, SHAFTS, ROOM HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS

B. PER BUILDING CODE DEFINITION

| | | | |
|--------------|---------------|---|------------|
| BASEMENT | (S-2) | = | 31,260 SF |
| GROUND FLOOR | (S-2, B, A-3) | = | 25,830 SF |
| SECOND FLOOR | (R-2) | = | 22,600 SF |
| THIRD FLOOR | (R-2) | = | 22,310 SF |
| FOURTH FLOOR | (R-2) | = | 22,310 SF |
| FIFTH FLOOR | (R-2) | = | 19,770 SF |
| SIXTH FLOOR | (R-2) | = | 19,000 SF |
| ROOF | | = | 600 SF |
| TOTAL AREA | | = | 163,680 SF |

CALCULATED PER THE REQUIREMENTS INDICATED IN 2022 CALIFORNIA BUILDING CODE & 2024 LOS ANGELES MUNICIPAL CODE.

INCLUDES AREA WITHIN EXTERIOR WALLS, STAIRWAYS, AND COVERED EXTERIOR WALKWAYS. EXCLUDING VENTS, EQUIPMENT ROOMS, ELEVATOR SHAFTS, MECHANICAL SHAFTS.

UNIT SUMMARY

A. RESIDENTIAL UNIT SUMMARY

| UNIT TYPE | GROSS AREA | NO. |
|-------------------------------------|------------|-----|
| 1- BEDROOM | 540 SF | 56 |
| 2- BEDROOM | 740 SF | 33 |
| 3- BEDROOM | 1000 SF | 33 |
| TOTAL RESIDENTIAL AREA = 87,660 SF | | |
| TOTAL RESIDENTIAL UNITS = 122 UNITS | | |

15% ACCESSIBLE UNITS FOR PERSONS WITH MOBILITY FEATURES:

- 57 (1-BR) X 0.15 = 9 | 33 (2-BR) X 0.15 = 5 | 33 (3-BR) X 0.15 = 5 | TOTAL = 19

- UNITS: TBD

10% ACCESSIBLE UNITS FOR PERSONS WITH COMMUNICATION FEATURES:

- 57 (1-BR) X 0.10 = 6 | 33 (2-BR) X 0.10 = 4 | 33 (3-BR) X 0.10 = 3 | TOTAL = 13

- UNITS: TBD

PARKING SUMMARY (VEHICULAR)

| | |
|--|--|
| REQUIRED: TOTAL REQUIRED (RESIDENTIAL) | = 0 STALLS |
| PROVIDED*: TOTAL STANDARD COMPACT TANDEM | = 117 STALLS = 64 STALLS = 50 STALLS = 3 STALLS |

RESIDENTIAL PROVIDED: = 117 STALLS

| | |
|--|--------------|
| EV READY (117 Stalls X 0.25 Per LAGBC 4.106.4.2) | = 29 STALLS |
| EVCS (117 Stalls X 0.1 Per LAGBC 4.106.4.2) | = 12 STALLS |
| ACCESSIBLE STALLS (Per CBC Table 11B-208.2) | = 05 STALLS |
| VAN ACCESSIBLE STALLS | = 01 STALLS* |

*SEE PARKING SUMMARIES ON A2.00 AND A2.01 FOR REFERENCE.

NON-RESIDENTIAL PROVIDED: = 0 STALLS

PARKING SUMMARY (BICYCLE)

| REQUIRED*: | RESIDENTIAL BICYCLE PARKING PER LAMC 12.21 A-16 | | | | |
|------------|---|------------|----------|-----------|----------|
| | 122 | Short-Term | | Long-Term | |
| | Units | Rate | Required | Rate | Required |
| | 1-25 | 1/10 | 2.5 | 1/1 | 25 |
| | 26-100 | 1/15 | 5 | 1/1.5 | 50 |
| | 101-200 | 1/20 | 1.1 | 1/2 | 11 |
| | 201+ | 1/40 | 0 | 1/4 | 0 |
| | Total: | | 9 | Total: | 86 |

NOTE: FRACTION UP TO ONE-HALF IS DISREGARDED.

| | | |
|------------|----------------|--------------|
| PROVIDED : | LONG-TERM | = 90 STALLS |
| | SHORT- TERM | = 10 STALLS |
| | TOTAL PROVIDED | = 100 STALLS |

* REQUIRED SHORT-TERM AND LONG-TERM BICYCLE PARKING CALCULATIONS PROVIDED PER LAMC TABLE 12.21A.16 (a)(1)(i)

SYMBOL LEGEND

WALL TYPES

| | |
|--|-----------------|
| | DEMOLISHED WALL |
| | EXISTING WALL |
| | NEW WALL |
| | CONCRETE WALL |
| | MASONRY WALL |

SPACE IDENTIFICATION

| | |
|-----------|---------------------|
| Room name | ROOM NUMBER |
| 150 SF | ROOM AREA |
| | MOBILITY UNITS |
| | COMMUNICATION UNITS |

DOOR & WINDOW IDENTIFICATION

| | |
|--|------------|
| | DOOR TAG |
| | WINDOW TAG |

GRADE REFERENCES

| | |
|--|-------------------------------|
| | ELEVATION MARK (SPOT) |
| | ELEVATION MARK (FINISH FLOOR) |

REFERENCES

| | |
|--|--------------------------------------|
| | DETAIL / SHEET NUMBER |
| | BLOW UP |
| | BLDG. SECTION NUMBER AND SHEET |
| | DETAIL REFERENCE NUMBER AND SHEET |
| | INTERIOR ELEVATION # |
| | SHEET # |
| | MATERIAL LEGEND NUMBER ON SAME SHEET |
| | KEYNOTE TAG ON SAME SHEET |
| | STRUCTURAL GRID LINES |
| | EXIT SIGN |
| | EQUIPMENT TAG |

OPEN SPACE CALCULATIONS

| | |
|-------------------------------------|-------------|
| REQUIRED*: 56 UNITS @ 100 SF / UNIT | = 5,600 SF |
| 33 UNITS @ 125 SF / UNIT | = 4,125 SF |
| 33 UNITS @ 175 SF / UNIT | = 5,775 SF |
| TOTAL: | = 15,500 SF |
| TOTAL W/ 20% REDUCTION: | = 12,400 SF |

| | |
|-------------------------|-------------|
| PROVIDED : COMMON SPACE | = 1,932 SF |
| COURTYARD #1 | = 3,750 SF |
| COURTYARD #2 | = 1,335 SF |
| ROOF DECKS | = 5,602 SF |
| TOTAL: | = 12,619 SF |

* REQUIRED OPEN SPACE CALCULATIONS PROVIDED PER LAMC SECTION 12.21 G.

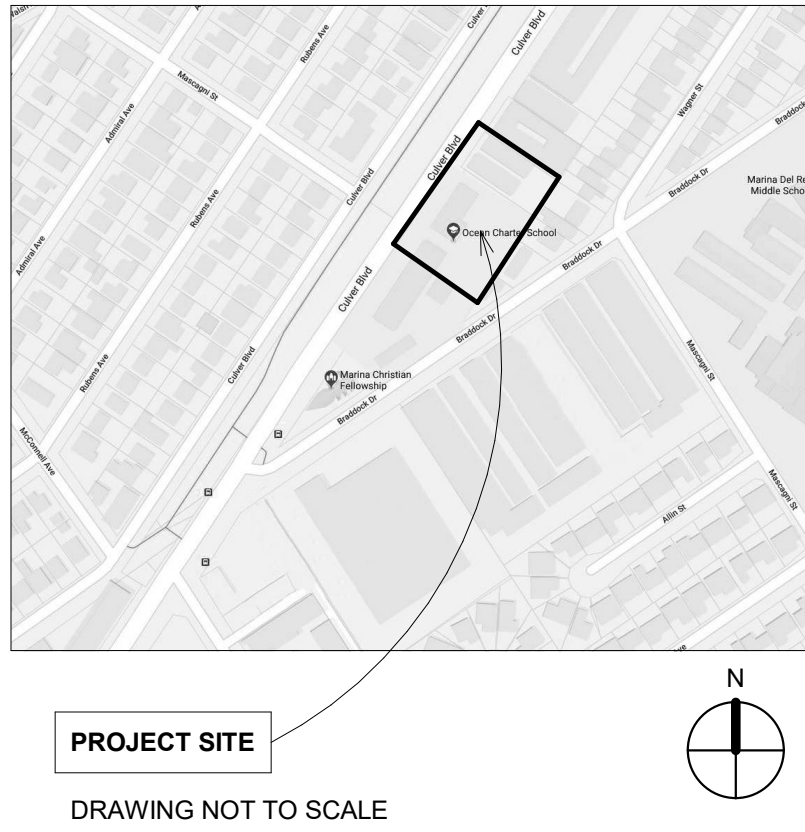
LANDSCAPING CALCULATIONS

| | |
|--|------------|
| REQUIRED LANDSCAPING: (25% OF REQUIRED OPEN SPACE) | = 3,100 SF |
| PROVIDED LANDSCAPING: | = 3,210 SF |

| | |
|--|-----------------------|
| TREES REQUIRED / PROVIDED: (122 UNITS @ 1 TREES / 4 UNITS) | = 31 TREES / 31 TREES |
|--|-----------------------|

* REQUIRED TREE PLANTING CALCULATIONS PROVIDED PER LAMC SECTION 12.21 G.2(a)(3).

VICINITY MAP:



PROJECT SITE

DRAWING NOT TO SCALE

DRAWING INDEX

PROJECT INFORMATION

| | |
|------|---------------------|
| G.00 | COVER SHEET |
| G.01 | PROJECT INFORMATION |

ARCHITECTURAL

| | |
|-------|--------------------------------|
| A1.00 | SITE PLAN/ PLOT PLAN |
| A2.00 | BASEMENT PLAN |
| A2.01 | FIRST FLOOR PLAN |
| A2.02 | SECOND FLOOR PLAN |
| A2.03 | THIRD FLOOR PLAN |
| A2.04 | FOURTH FLOOR PLAN |
| A2.05 | FIFTH FLOOR PLAN |
| A2.06 | SIXTH FLOOR PLAN |
| A2.07 | ROOF PLAN |
| A3.01 | BUILDING SECTIONS |
| A4.01 | BUILDING ELEVATIONS |
| A4.02 | BUILDING ELEVATIONS |
| A2.10 | PRELIMINARY LANDSCAPE DRAWINGS |

PROJECT CODE REQUIREMENTS

PROJECT SHALL BE COMPLIANT WITH ALL COMPONENTS OF THE FOLLOWING:

- 2022 CALIFORNIA BUILDING CODE W/ CITY OF LOS ANGELES AMENDMENTS.

- 2022 LOS ANGELES GREEN BUILDING CODE

- 2022 CALIFORNIA GREEN BUILDING CODE

- 2022 CALIFORNIA MECHANICAL CODE

- 2022 CALIFORNIA ELECTRICAL CODE

- 2022 CALIFORNIA PLUMBING CODE

- FAIR HOUSING ACT DESIGN MANUAL (1998)

- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN W/ HUD EXCEPTIONS

- PUBLICLY FUNDED HOUSING PROJECT SHALL ADHERE TO THE PROVISIONS OF THE CBC CHAPTER 11(A), 11(B) AND TITLE III OF THE AMERICANS WITH DISABILITIES ACT (2010)

- HUD SECTION 504

- 2023 LOS ANGELES FIRE CODE

- CULVER CITY MUNICIPAL CODE TITLE 17 (ZONING)

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:

Marina Vista

PROJECT ADDRESSES:

12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER

2319

CLIENT NAME:

COMMUNITY
CORPORATION OF
SANTA MONICA

CLIENT ADDRESS:

1410 SECOND SET., STE. 200
SANTA MONICA, CA 90401

CONSULTANTS

PROJECT TEAM

ARCHITECT

FSY Architects, Inc.

2902 Knox Ave, 2nd Floor
Los Angeles, CA 90039
323.255.4343
email: vsehgal@fsyarchitects.com

CONTACT: VIJAY SEHGAL

DRAWING TITLE:

PROJECT INFORMATION

ENTITLEMENT SET

| | |
|------------|------------|
| Date | 01/03/2025 |
| Drawn by | TD, SD |
| Checked by | TD |

G0.01

Scale

1/8" = 1'-0"

FIGURE 3 - OPEN SPACE DIAGRAMS

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH OPEN SPACE REQUIREMENTS OUTLINES IN SECTION 12.21 OF THE LOS ANGELES MUNICIPAL CODE.

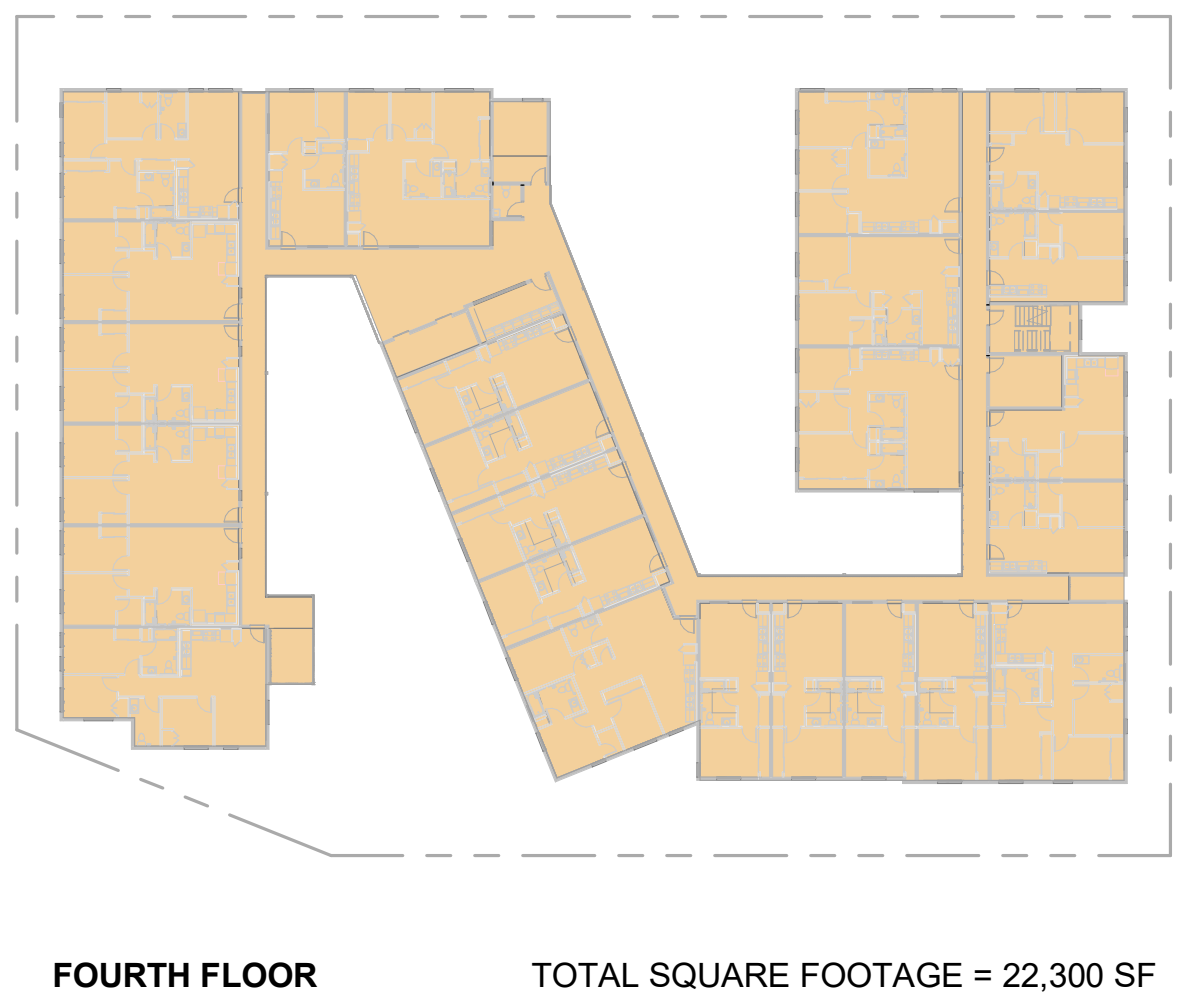
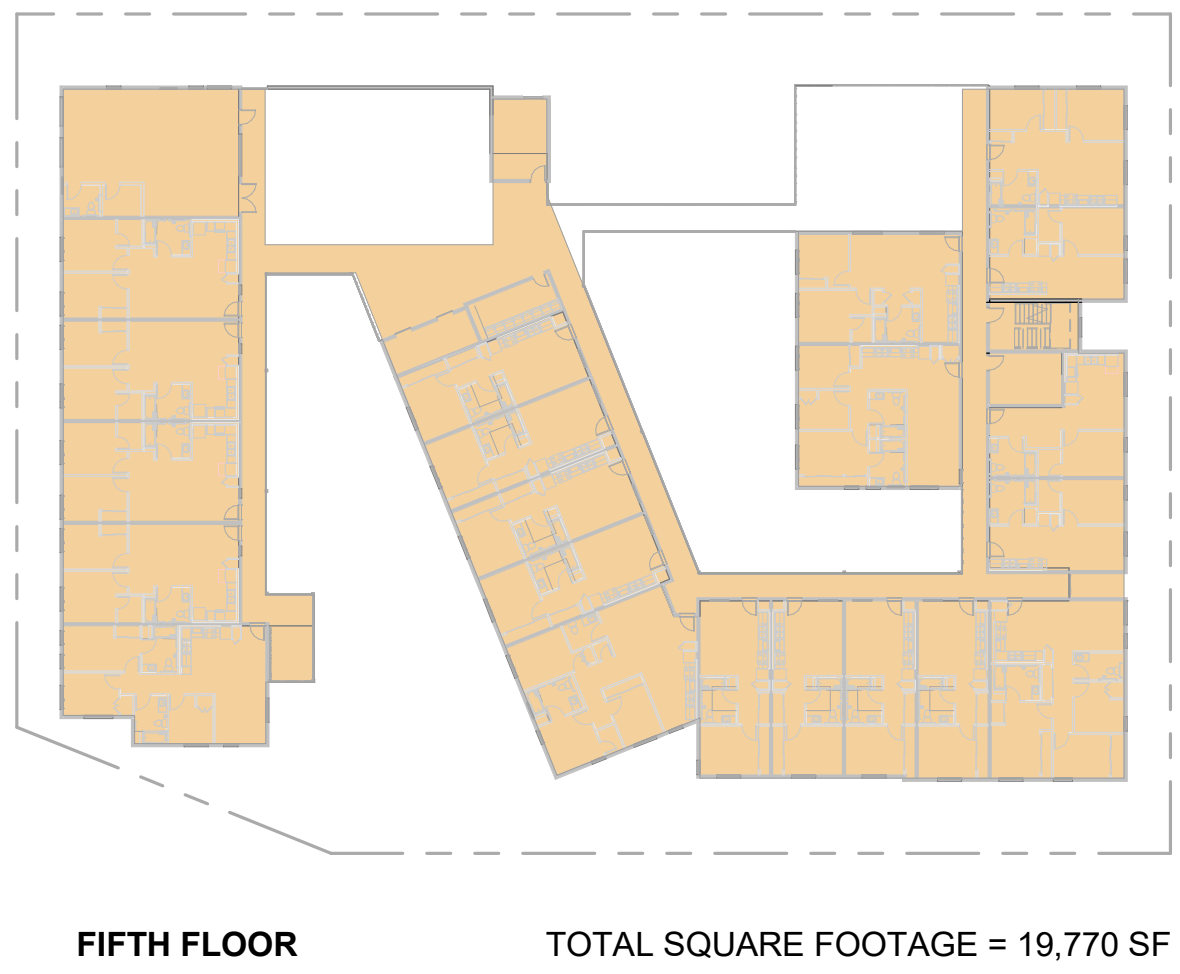
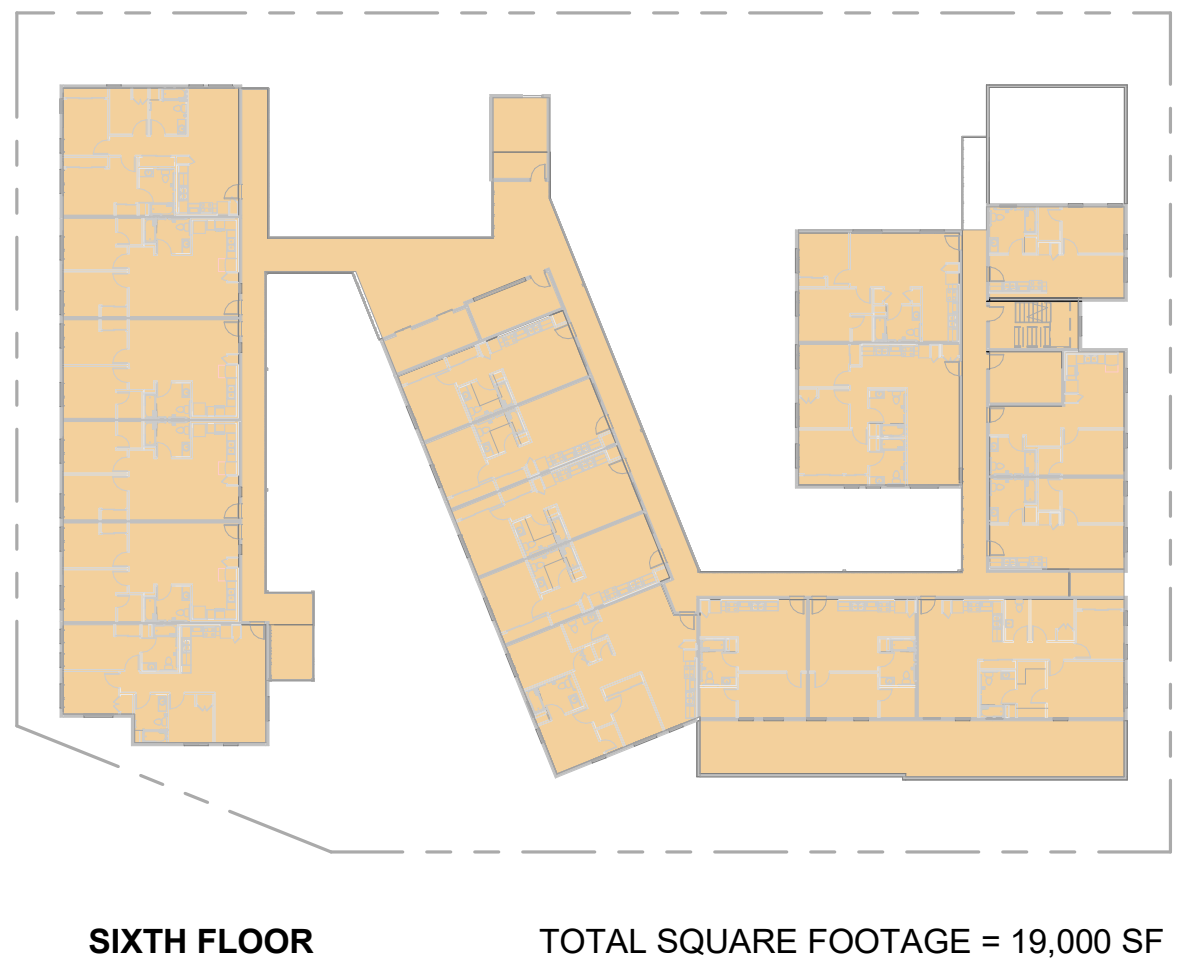
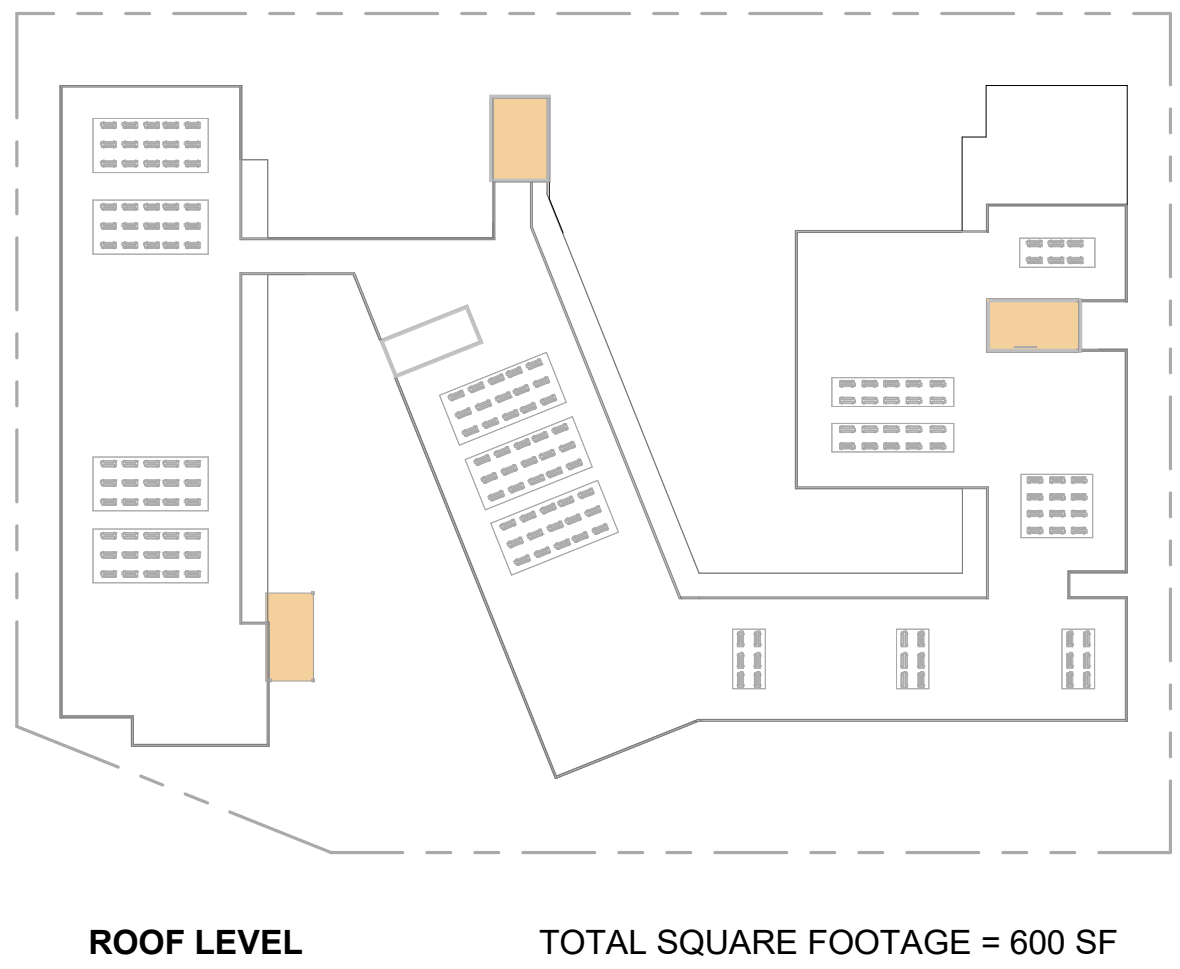
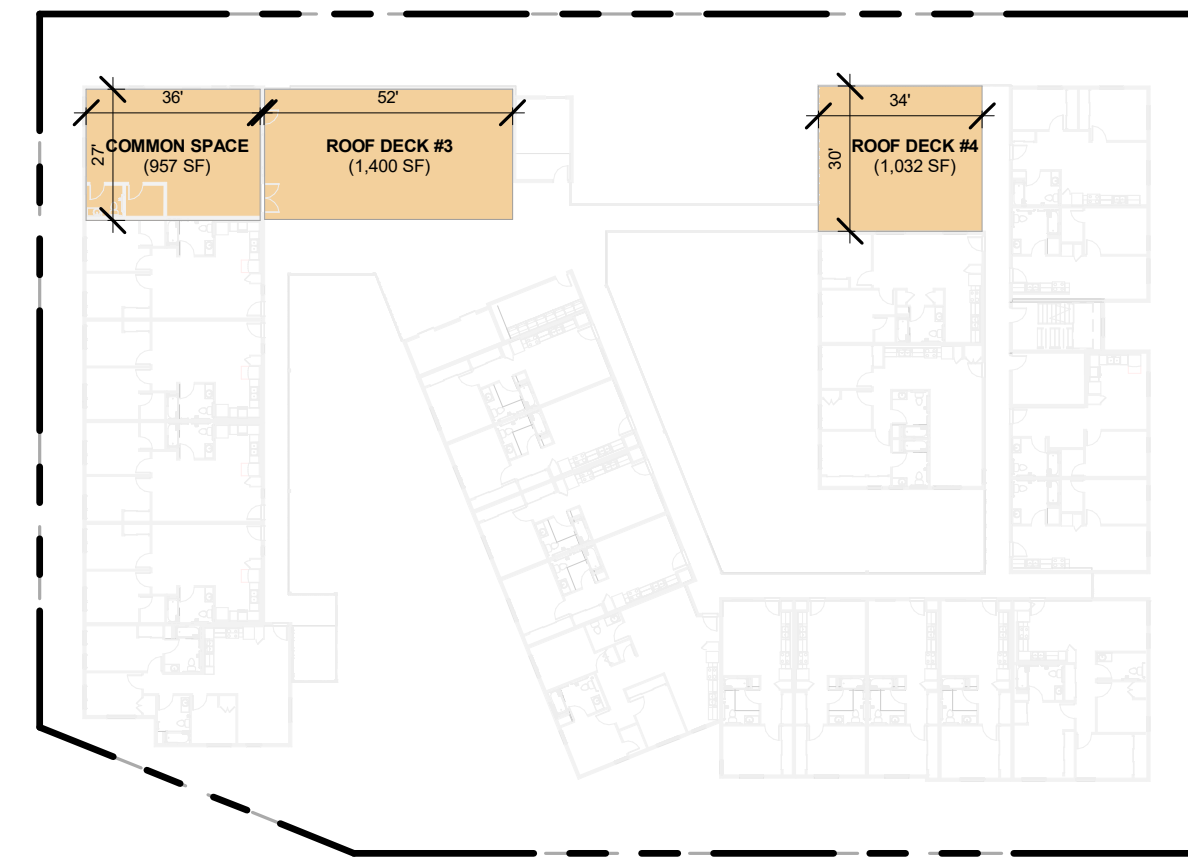
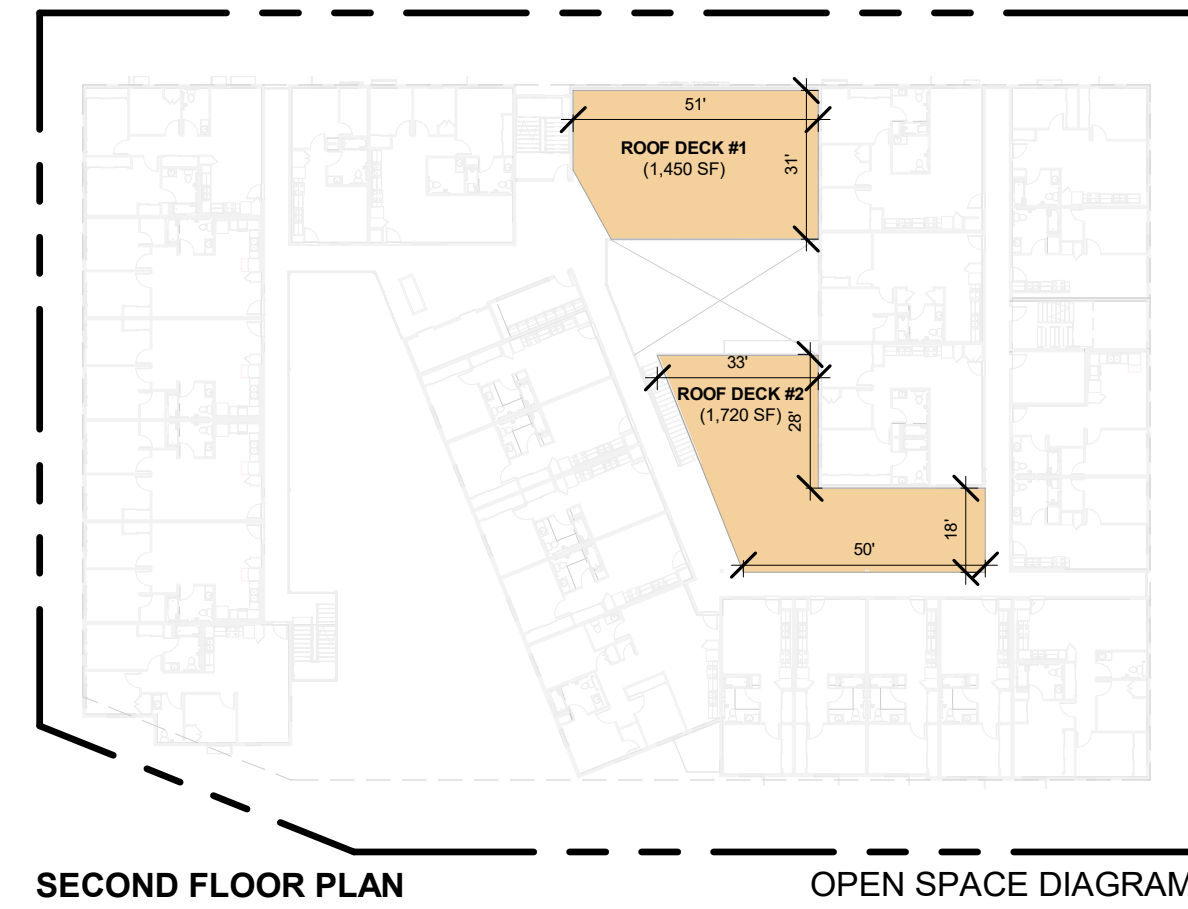
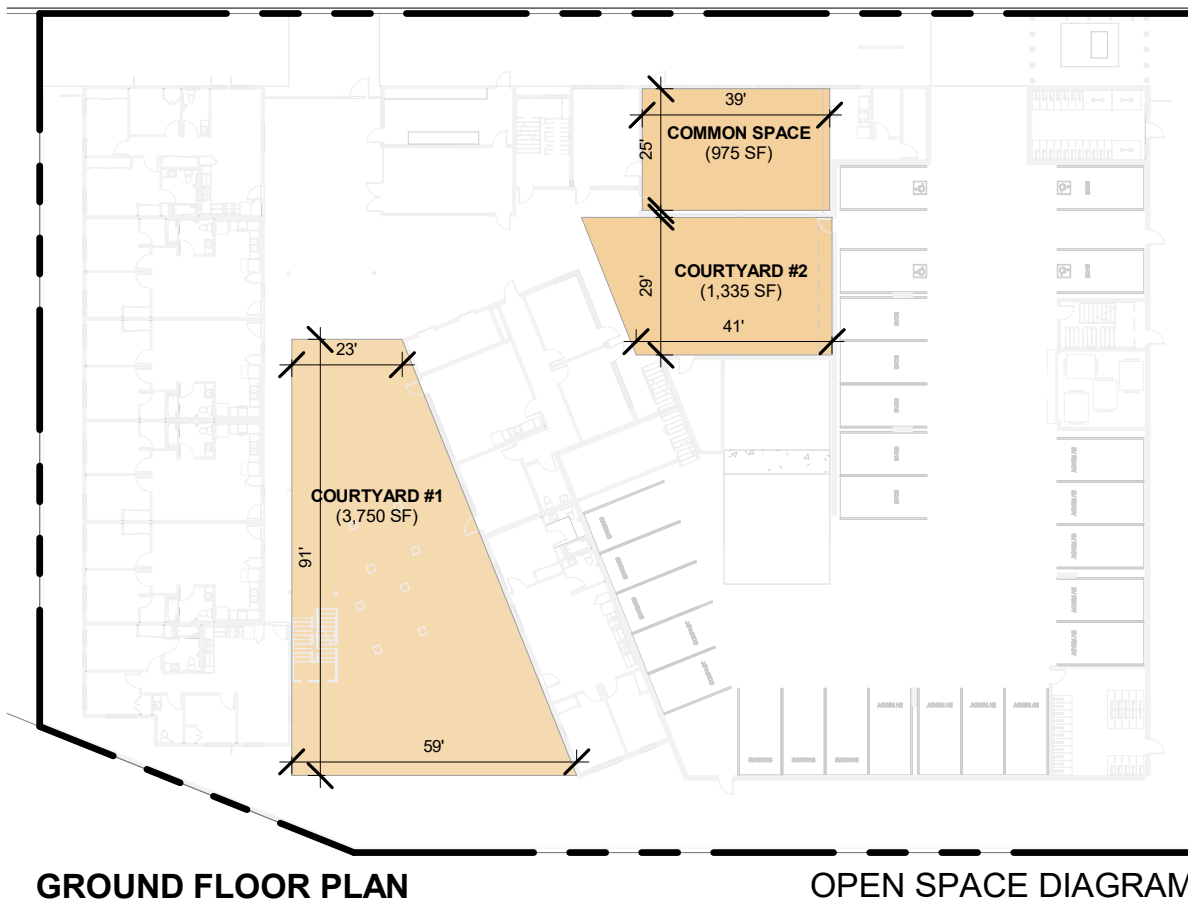


FIGURE 2 - BUILDING AREA ANALYSIS (PER BUILDING CODE DEFINITION)

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH BUILDING CODE AREA REQUIREMENTS PER CBC 2022. CALCULATED PER THE REQUIREMENTS INDICATED IN 2022 CALIFORNIA BUILDING CODE & 2020 LOS ANGELES MUNICIPAL CODE. INCLUDES AREA WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

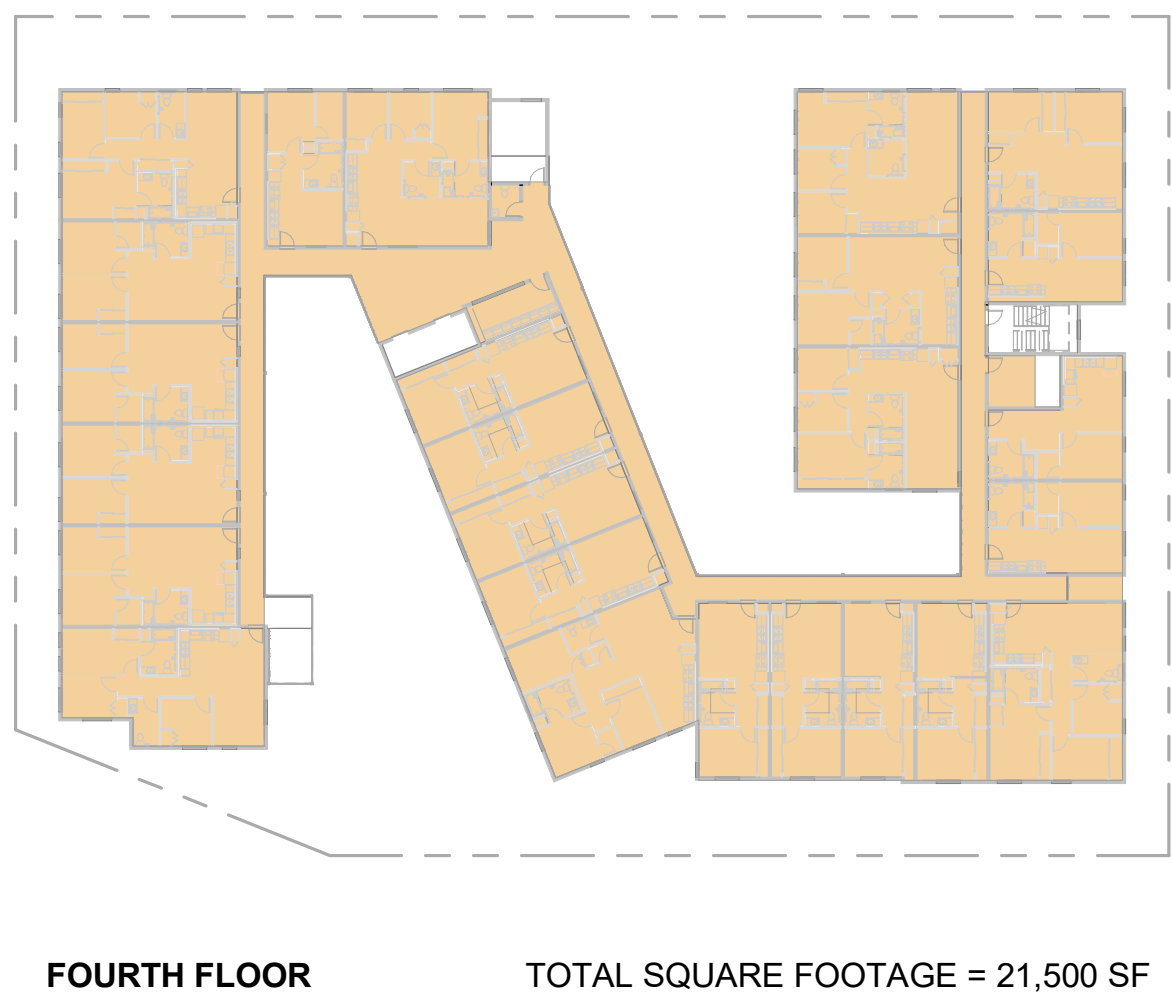
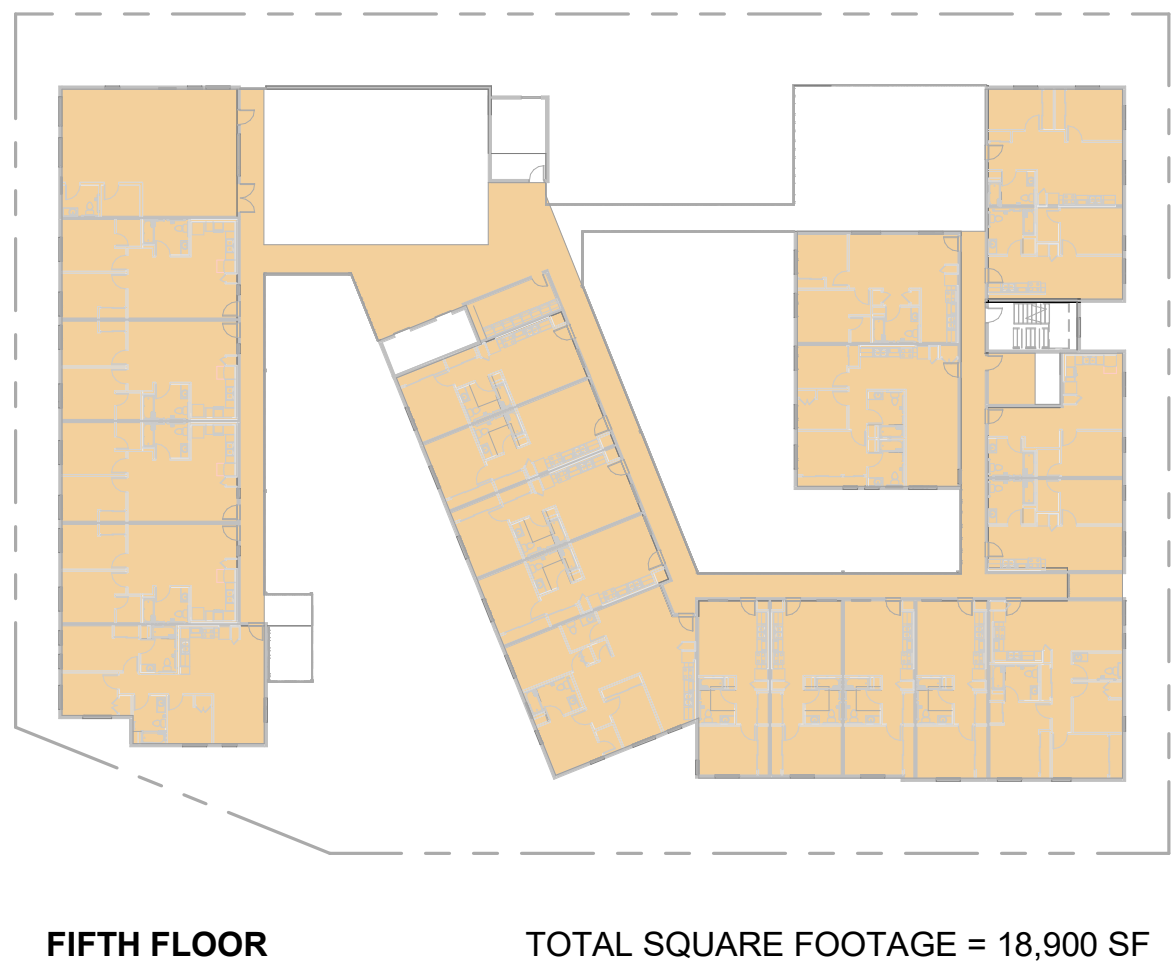
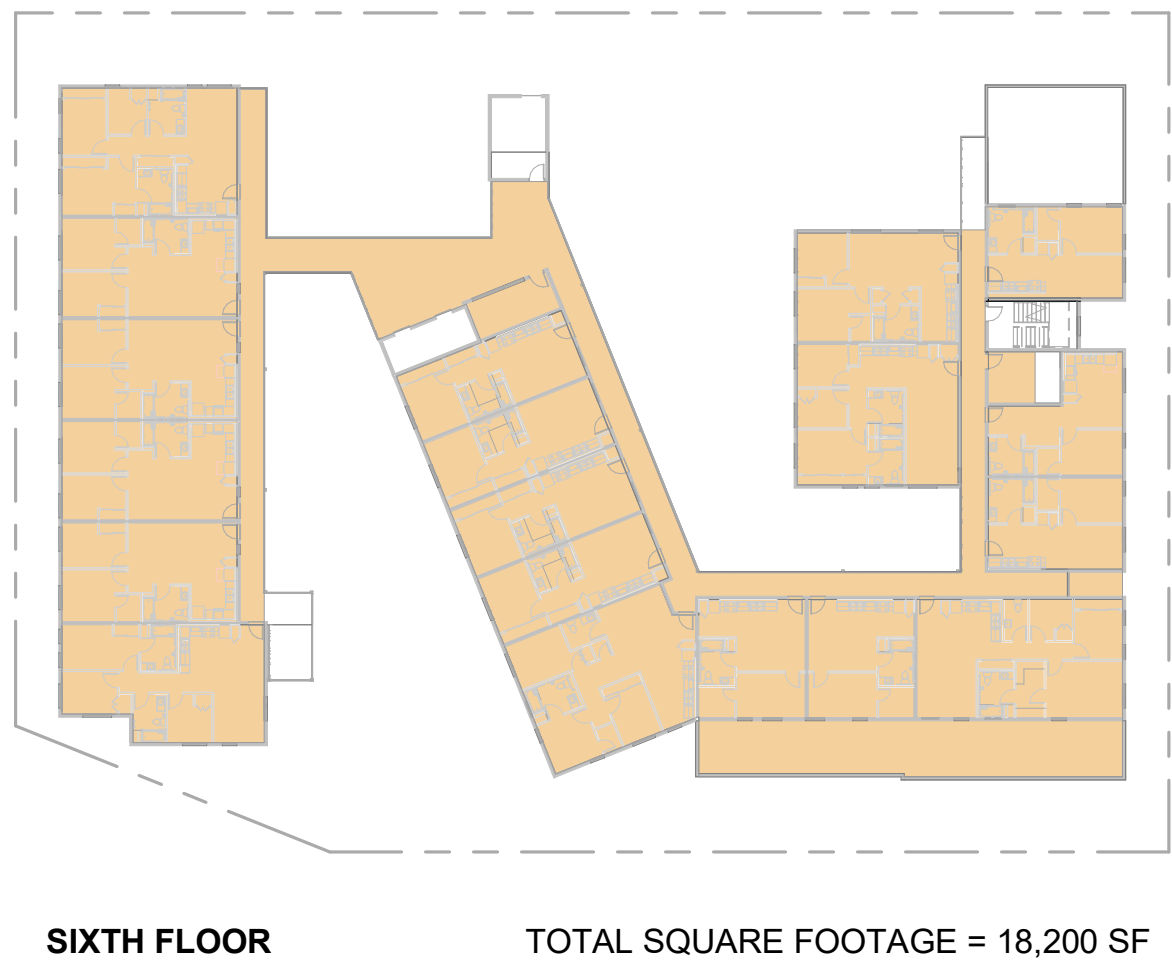
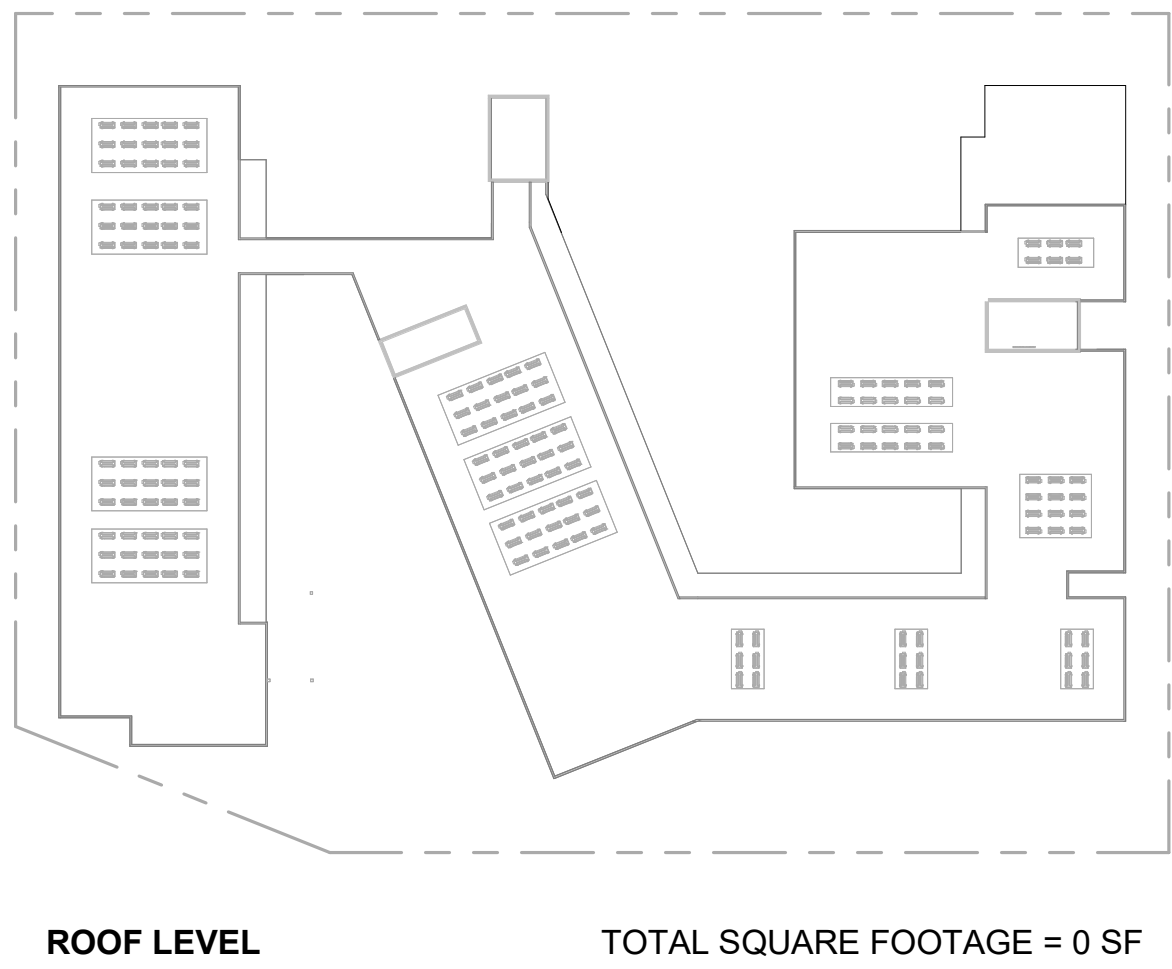
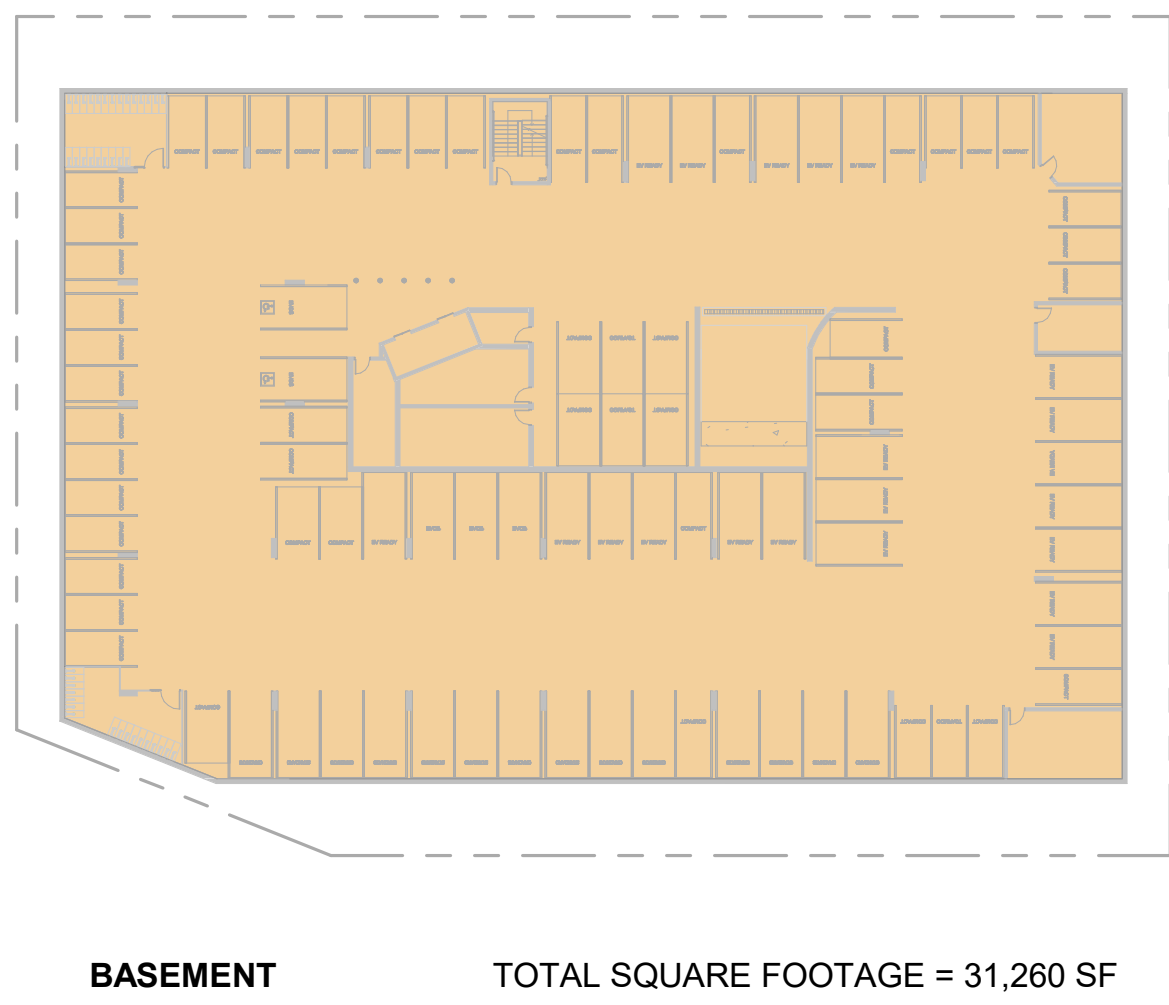
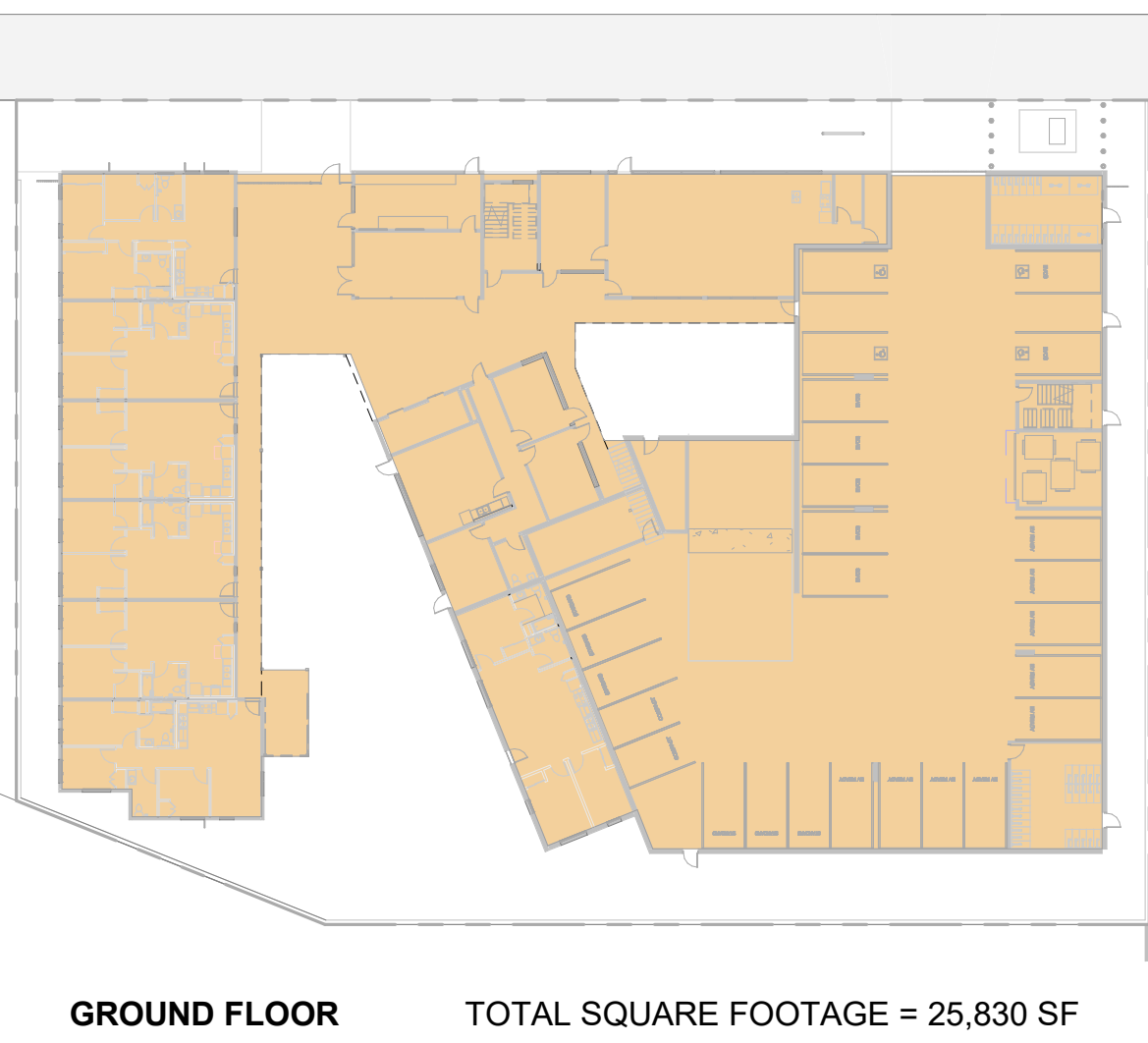
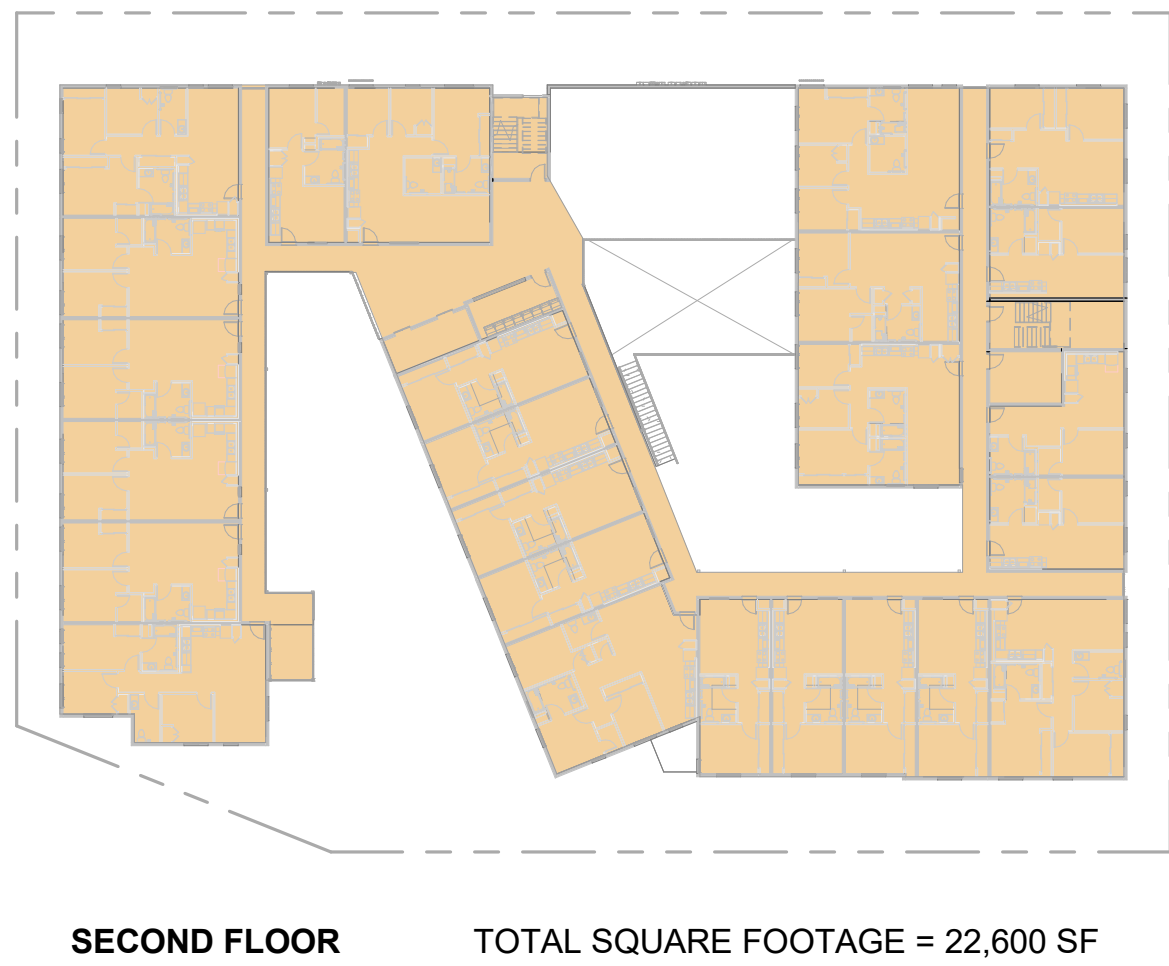
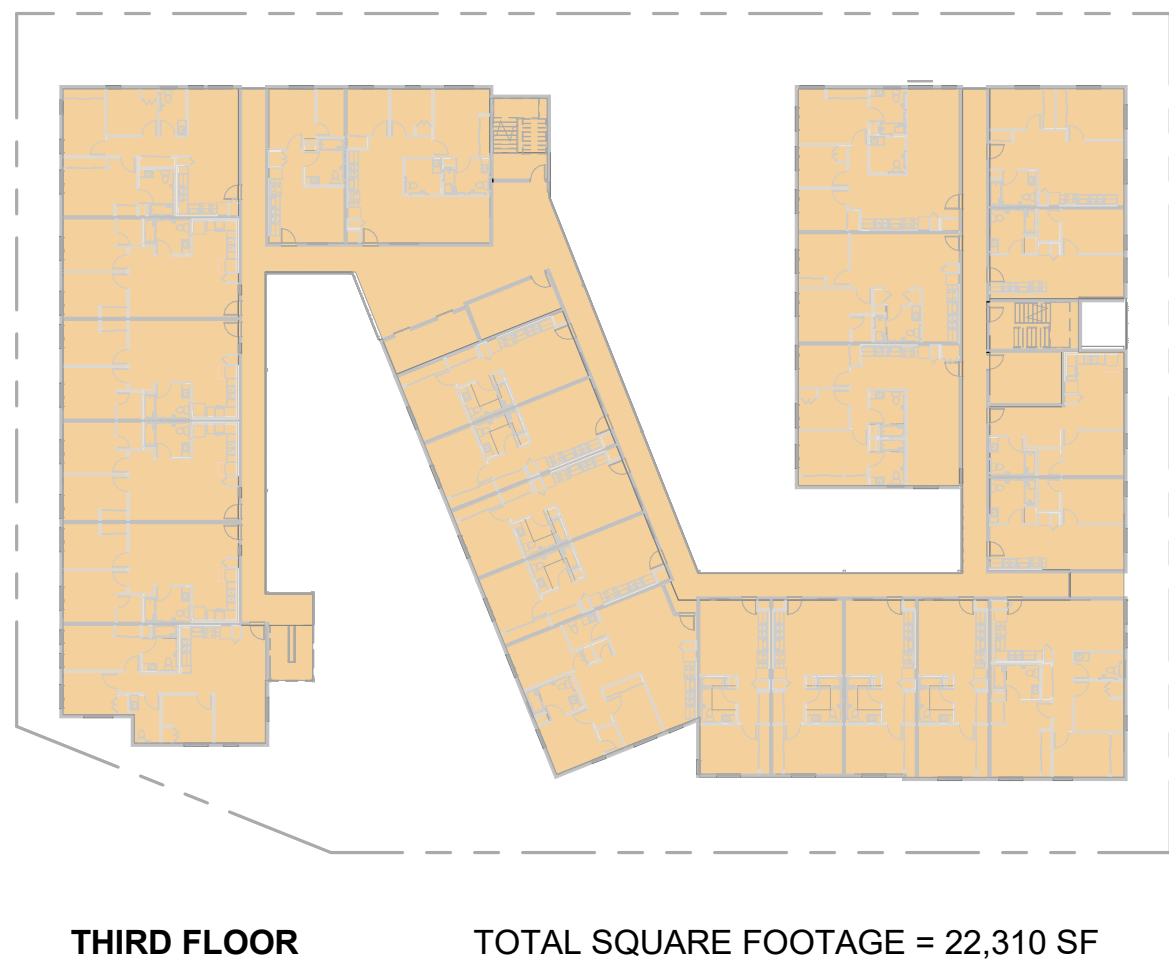
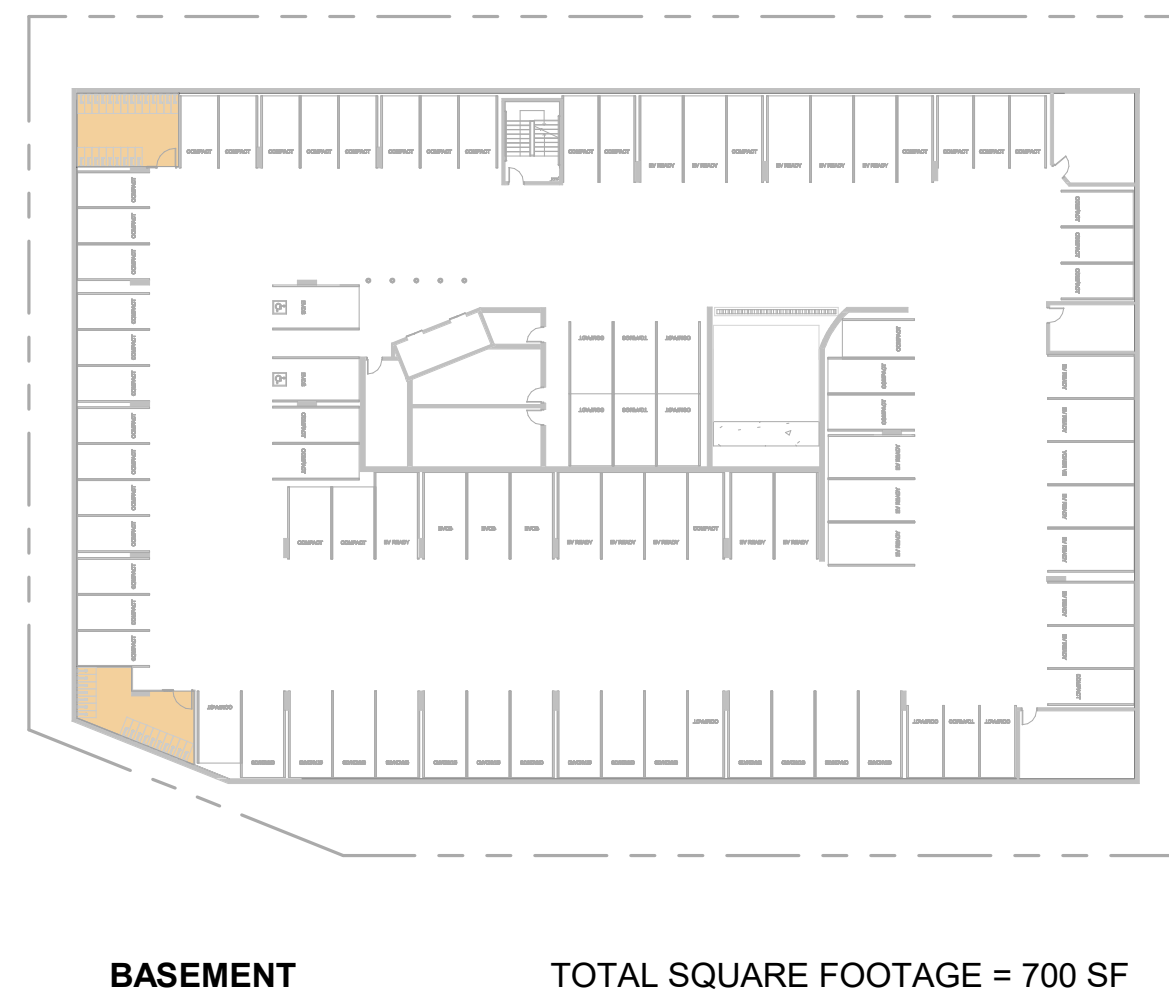
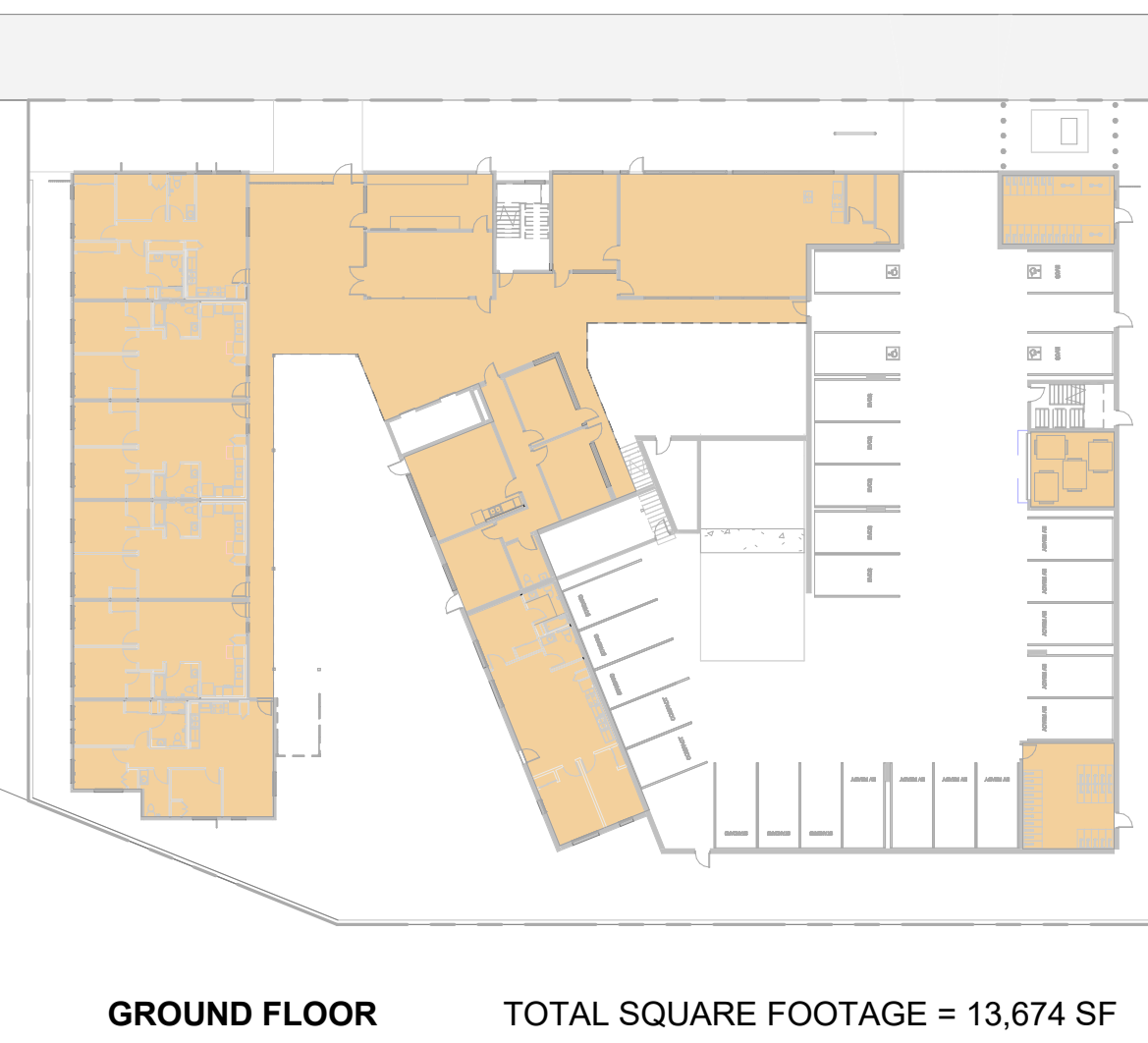
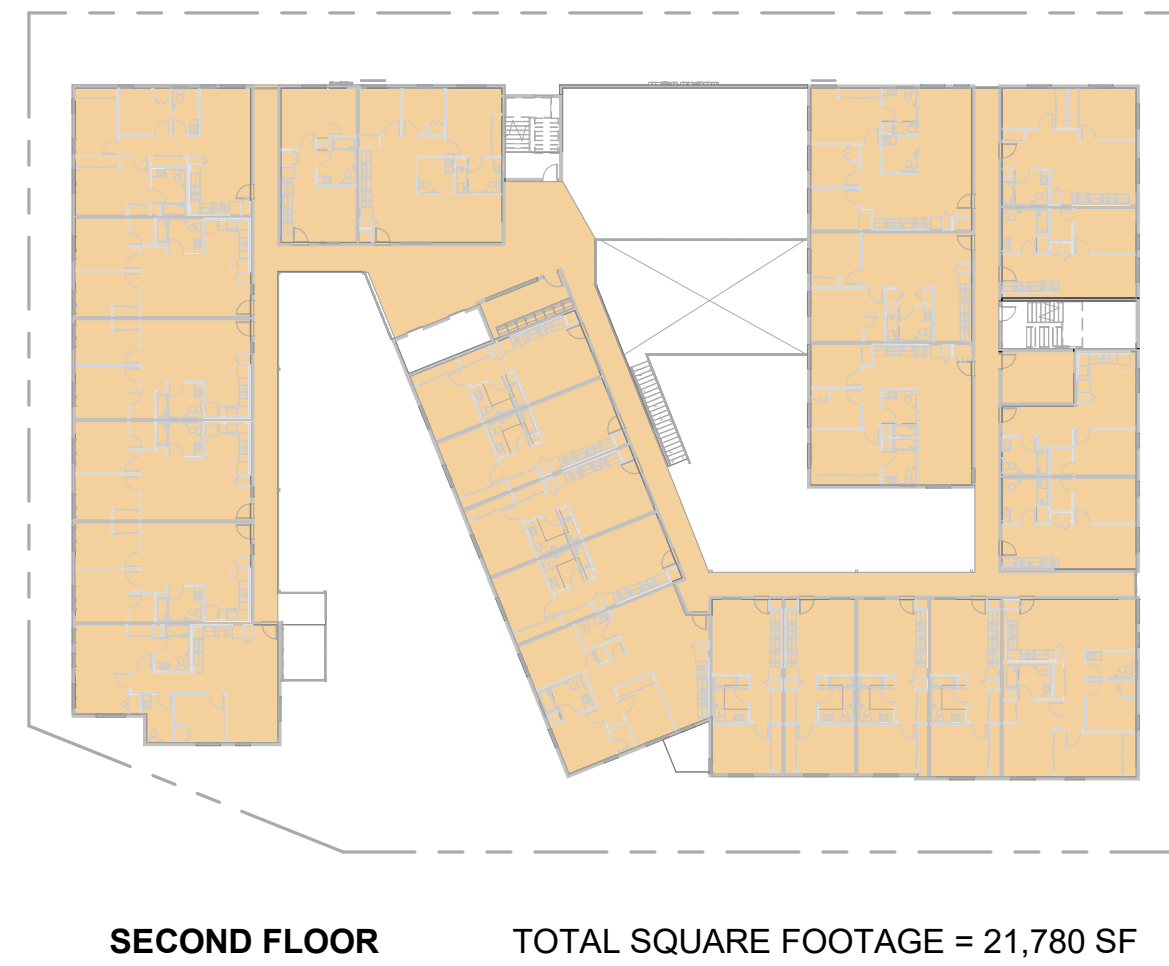
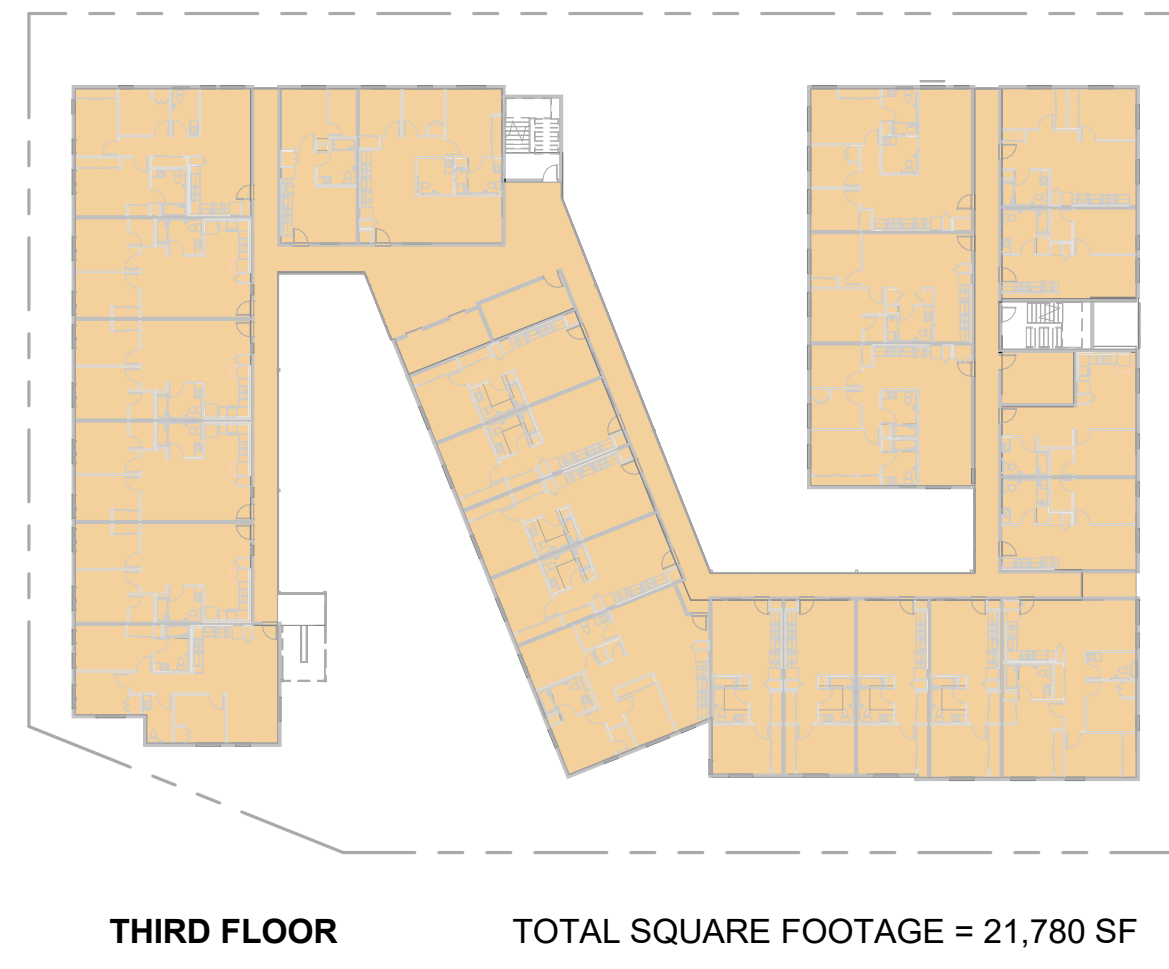


FIGURE 1 - BUILDING AREA ANALYSIS (PER ZONING CODE DEFINITION)

THE SERIES OF DIAGRAMS BELOW ARE PREPARED TO ILLUSTRATE COMPLIANCE WITH ZONING CODE AREA REQUIREMENTS OF THE 2024 LOS ANGELES MUNICIPAL ZONING CODE. CALCULATED PER THE REQUIREMENTS INDICATED IN DOCUMENT NO. P/BC 2002-02, REFERENCING SECTION 12.03. INCLUDES AREA WITHIN EXTERIOR WALLS & COVERED EXTERIOR WALKWAYS. NOT INCLUDING STAIRWAYS, SHAFTS, ROOM HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS



fsy

ARCHITECTS

2802 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4846
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:
Marina Vista

PROJECT ADDRESSES:
12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER
2319

CLIENT NAME:
COMMUNITY CORPORATION OF SANTA MONICA

CLIENT ADDRESS:
1410 SECOND ST., STE. 200
SANTA MONICA, CA 90401

KEYNOTES

ZONING CODE AREA SUMMARY

| | | |
|----------------------------|----------|-------------------|
| BASEMENT (S-2) | = | 700 SF |
| GROUND FLOOR (S-2, B, A-3) | = | 13,674 SF |
| SECOND FLOOR (R-2) | = | 21,780 SF |
| THIRD FLOOR (R-2) | = | 21,780 SF |
| FOURTH FLOOR (R-2) | = | 21,500 SF |
| FIFTH FLOOR (R-2) | = | 18,900 SF |
| SIXTH FLOOR (R-2) | = | 18,200 SF |
| ROOF PLAN | = | 0 SF |
| TOTAL AREA | = | 116,534 SF |

CALCULATED PER THE REQUIREMENTS INDICATED IN DOCUMENT NO. P/BC 2002-02, REFERENCING SECTION 12.03 OF THE 2024 LOS ANGELES MUNICIPAL ZONING CODE. INCLUDES AREA WITHIN EXTERIOR WALLS & COVERED EXTERIOR WALKWAYS. NOT INCLUDING STAIRWAYS, SHAFTS, ROOM HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS

BUILDING CODE AREA SUMMARY

| | | |
|----------------------------|----------|-------------------|
| BASEMENT (S-2) | = | 31,260 SF |
| GROUND FLOOR (S-2, B, A-3) | = | 25,830 SF |
| SECOND FLOOR (R-2) | = | 22,600 SF |
| THIRD FLOOR (R-2) | = | 22,310 SF |
| FOURTH FLOOR (R-2) | = | 22,310 SF |
| FIFTH FLOOR (R-2) | = | 19,770 SF |
| SIXTH FLOOR (R-2) | = | 19,000 SF |
| ROOF PLAN | = | 600 SF |
| TOTAL AREA | = | 163,680 SF |

CALCULATED PER THE REQUIREMENTS INDICATED IN 2022 CALIFORNIA BUILDING CODE & 2024 LOS ANGELES MUNICIPAL CODE. INCLUDES AREA WITHIN EXTERIOR WALLS, STAIRWAYS AND COVERED EXTERIOR WALKWAYS. EXCLUDING VENTS, ELEVATOR SHAFTS, MECHANICAL SHAFTS.

DRAWING TITLE:
CODE ANALYSIS

ENTITLEMENT SET

Date
01/03/2025

Drawn by
SD_TD

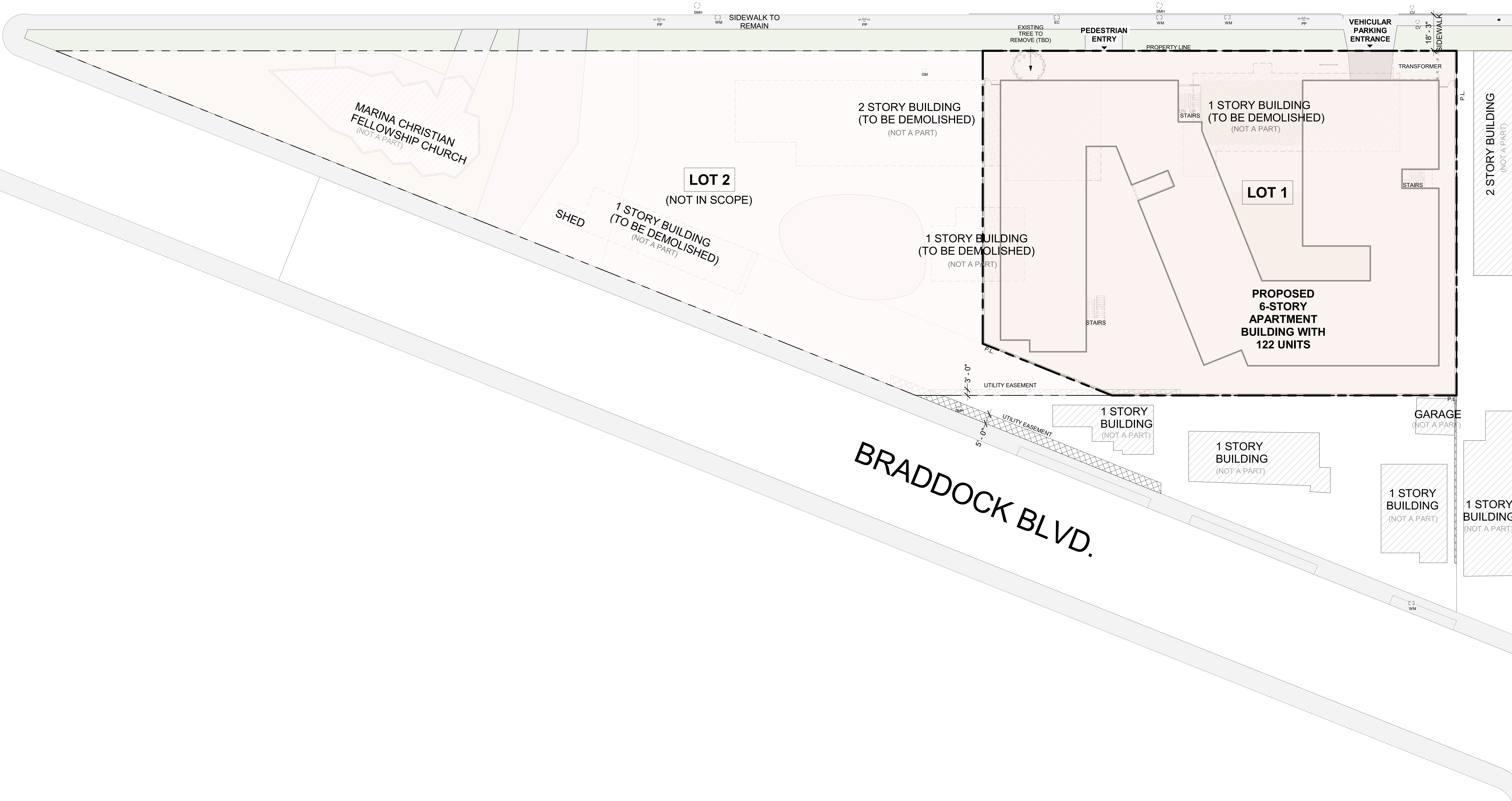
Checked by
SD

G3.01

Scale
1" = 40'-0"

LANDSCAPED DIVIDER

CULVER BLVD



1 CHURCH RE-DEVELOPMENT PLAN

3/64" = 1'-0"

2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL : 323.255.4343
FAX : 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:
Marina Vista

PROJECT ADDRESSES:
12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER
2319

CLIENT NAME:
COMMUNITY CORPORATION OF SANTA MONICA

CLIENT ADDRESS:
1410 SECOND SET., STE. 200
SANTA MONICA, CA 90401

KEYNOTES

SITE ANALYSIS

LOT 1 AREA (HOUSING PROJECT SITE): = 41,140 SF
0.94 AC

LOT 2 AREA: = 45,164 SF
1.04 AC

TOTAL AREA (LOT 1+ LOT 2) = 86,304 SF
1.98 AC

DRAWING TITLE:
CHURCH RE-DEVELOPMENT PLAN

ENTITLEMENT SET

Date01/03/2025

Drawn byTD, SD

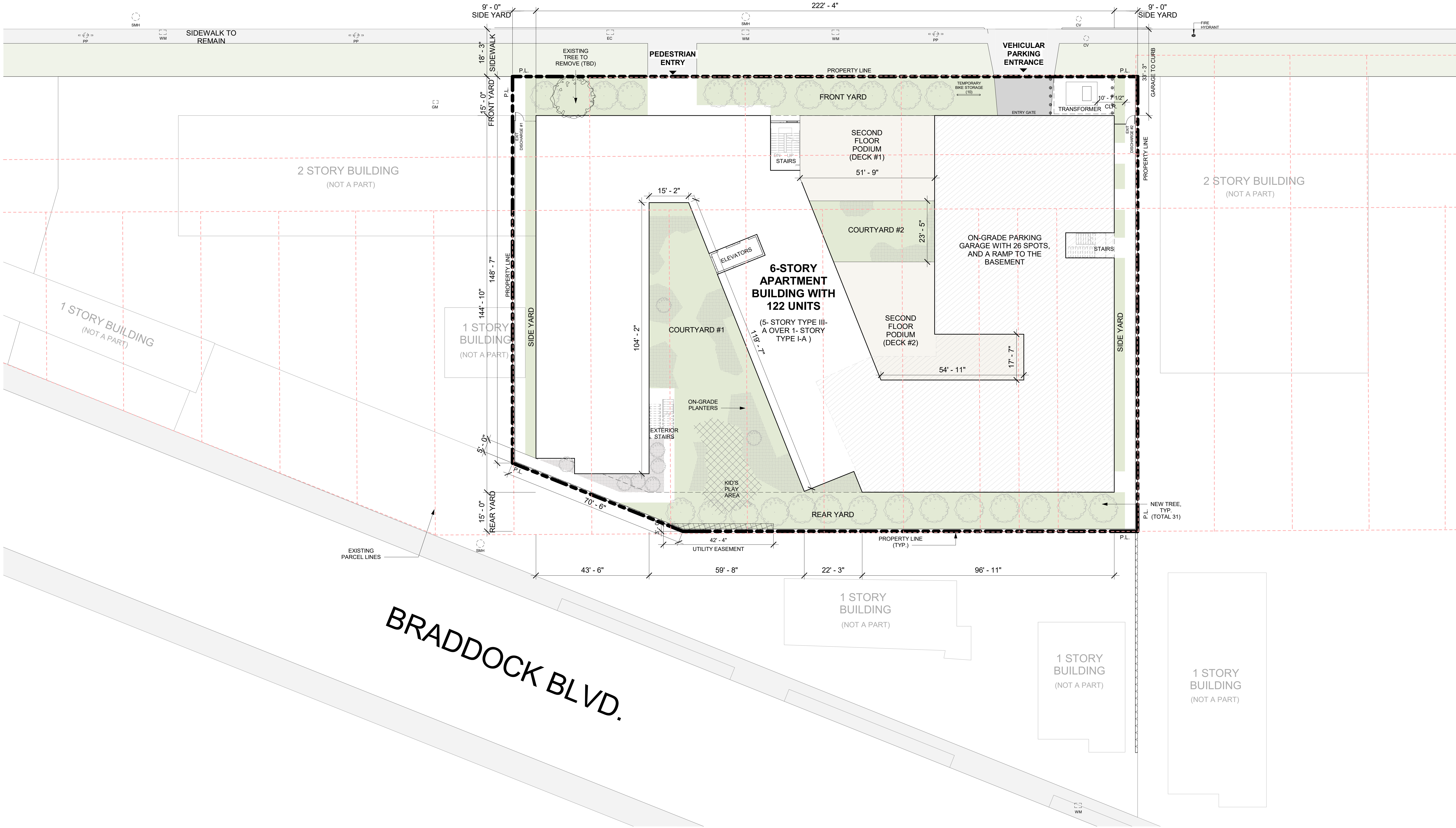
Checked byTD

A1.00

Scale3/64" = 1'-0"



CULVER BLVD



1 SITE PLAN
1/16" = 1'-0"

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

| | |
|--|---|
| PROJECT NAME: Marina Vista | |
| PROJECT ADDRESSES: 12604 CULVER BLVD LOS ANGELES, CA 90066 | |
| PROJECT NUMBER | 2319 |
| CLIENT NAME: COMMUNITY CORPORATION OF SANTA MONICA | CLIENT ADDRESS: 1410 SECOND SET., STE. 200 SANTA MONICA, CA 90401 |
| KEYNOTES | |

| PROJECT INFORMATION | |
|---|--|
| SITE ADDRESS | 12604-12628 W Culver Blvd, Los Angeles, CA 90066 |
| LEGAL DESCRIPTION | APN: 4221040411 |
| ZONING | R3-1 |
| LOT AREA | 41,140 SF |
| ALLOWABLE DENSITY | Unlimited (with Density Bonus) |
| PROPOSED DENSITY | 122 units |
| EXISTING USE | School |
| EXISTING HOUSING UNITS ON SITE (IF APPLICABLE) | N/A |
| PROPOSED USE | Multi-Family Residential Building |
| PROPOSED NEW CONSTRUCTION AREA | 163,880 SF |
| PERMEABLE, LIGHT COLORED AND SHADED HARDSCAPE AREAS | 50% permeable, light-colored and/or shaded hardscape area provided |
| EXISTING TREES | 1 |

| SUMMARY TABLE | | | |
|--|------------------|----------|--|
| | Required | Provided | Units |
| BUILDING HEIGHT | 72'-4" (maximum) | 72'-4" | Height in feet and inches |
| FLOOR AREA RATIO (FAR) | 3.55:1 (maximum) | 3.5:1 | Ratio of total building floor area to lot area |
| FRONT YARD | 15'-0" | 15'-0" | Width in feet and inches |
| SIDE YARD | 9'-0" | 9'-0" | Width in feet and inches |
| REAR YARD | 15'-0" | 15'-0" | Width in feet and inches |
| PARKING SPACES | 0 | 117 | Total spaces, rounded to the next whole number |
| EV READY EV CHARGING STATION (INSTALLED EVCHARGING SPACES) | 30 / 12 | 30 / 12 | Total spaces, rounded to the next whole number |
| BICYCLE PARKING (LONG-TERM SHORT-TERM) | 87 / 10 | 90 / 10 | Total spaces, rounded to the next whole number |
| REQUIRED OPEN SPACE | 12,400 | 12,819 | Square feet (sf) |
| REQUIRED LANDSCAPING | 3,368 | 3,500 | Square feet (sf) |
| REQUIRED TREES | 31 | 31 | Total trees, rounded to the next whole number |
| COMMON OUTDOOR OPEN SPACE | 10,687 | 10,687 | Square feet (sf) |
| PRIVATE OPEN SPACE | 0 | 0 | Square feet (sf) |

| | |
|---|------------|
| DRAWING TITLE: SITE PLAN / PLOT PLAN | |
| ENTITLEMENT SET | |
| Date | 01/03/2025 |
| Drawn by | ED |
| Checked by | KN |

A1.01

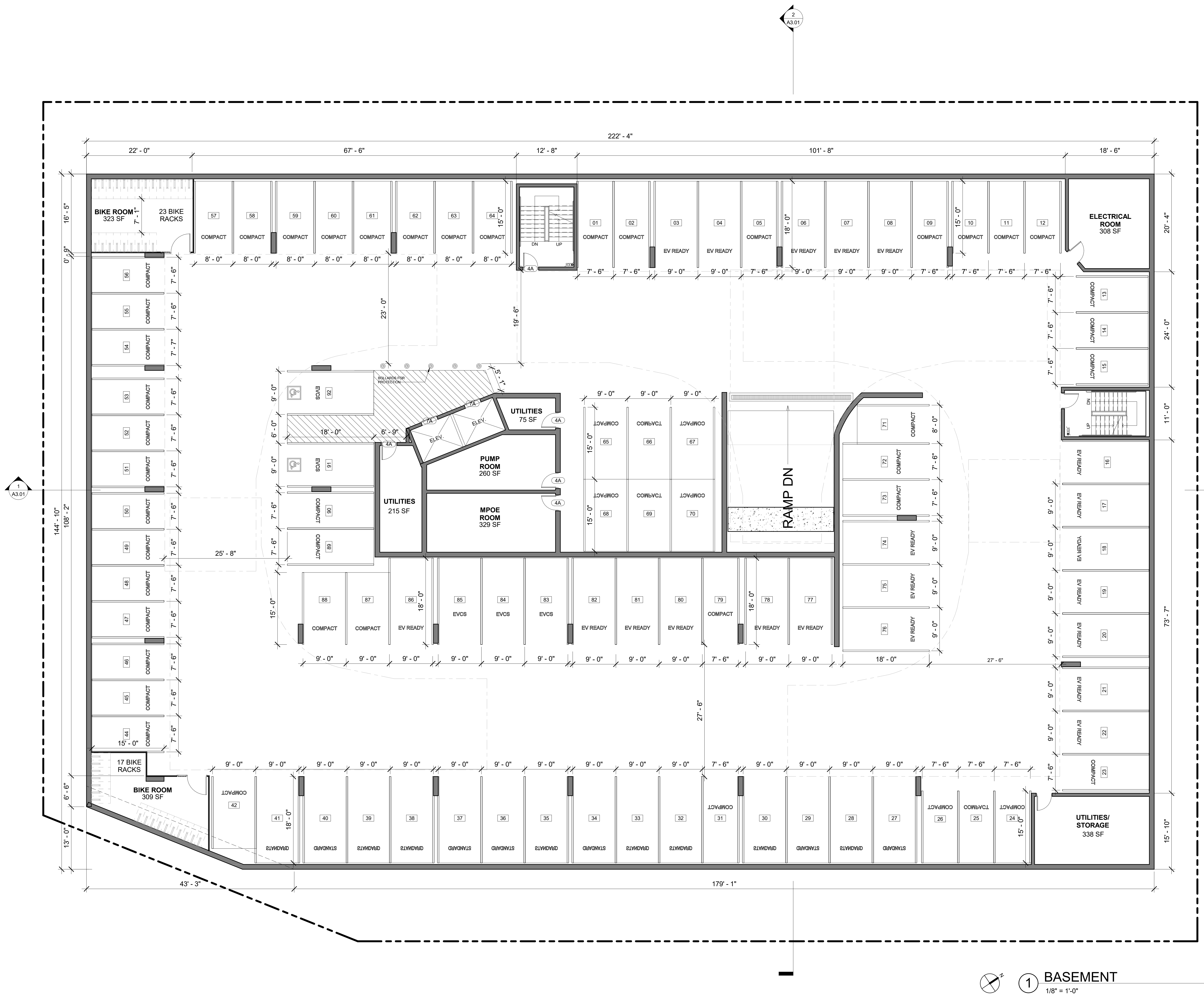
Scale 1/16" = 1'-0"

KEYNOTES

BICYCLE PARKING SUMMARY (1ST FLOOR GARAGE)

| | | |
|---------------------------|----------|-----------|
| TOTAL BIKE PARKING | = | 40 |
|---------------------------|----------|-----------|

Scale $1/8" = 1'-0"$



CULVER BLVD



The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:
Marina Vista

PROJECT ADDRESSES:
12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER: 2319

CLIENT NAME: COMMUNITY CORPORATION OF SANTA MONICA
CLIENT ADDRESS: 1410 SECOND SET., STE. 200
SANTA MONICA, CA 90401

KEYNOTES

| VEHICULAR PARKING SUMMARY (1ST FLOOR GARAGE) | |
|--|------|
| TOTAL PARKING STALLS | = 26 |
| STANDARD: | = 24 |
| EVCS STALLS | = 07 |
| EV READY STALLS | = 09 |
| STANDARD STALLS | = 06 |
| ACCESSIBLE STALLS | = 03 |
| VAN ACCESSIBLE STALLS | = 01 |
| COMPACT STALLS | = 02 |
| TANDEM STALLS | = 00 |

| BICYCLE PARKING SUMMARY (1ST FLOOR GARAGE) | |
|--|------|
| TOTAL BIKE PARKING | = 50 |

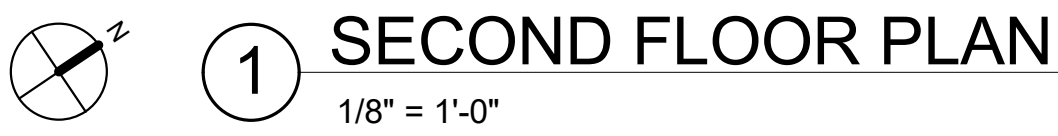
DRAWING TITLE:
FIRST FLOOR PLAN

ENTITLEMENT SET

Date: 01/03/2025
Drawn by: SD
Checked by: SD

A2.01

Scale: 1/8" = 1'-0"



The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:
Marina Vista

PROJECT ADDRESSES:
12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER 2319

CLIENT NAME: COMMUNITY CORPORATION OF SANTA MONICA
CLIENT ADDRESS: 1410 SECOND SET., STE. 200
SANTA MONICA, CA 90401

KEYNOTES



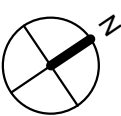
1 THIRD FLOOR PLAN
1/8" = 1'-0"

DRAWING TITLE:
THIRD FLOOR PLAN

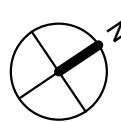
ENTITLEMENT SET
Date 01/03/2025
Drawn by SD
Checked by SD

A2.03

Scale 1/8" = 1'-0"



1 FOURTH FLOOR PLAN
1/8" = 1'-0"



1 FIFTH FLOOR PLAN
1/8" = 1'-0"

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:
Marina Vista

PROJECT ADDRESSES:
12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER 2319

CLIENT NAME: COMMUNITY CORPORATION OF SANTA MONICA
CLIENT ADDRESS: 1410 SECOND SET., STE. 200
SANTA MONICA, CA 90401

KEYNOTES



DRAWING TITLE:
SIXTH FLOOR

ENTITLEMENT SET
Date 01/03/2025
Drawn by SD
Checked by SD

A2.06

Scale 1/8" = 1'-0"

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:
Marina Vista

PROJECT ADDRESSES:
12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER 2319

CLIENT NAME: CLIENT ADDRESS:
COMMUNITY 1410 SECOND SET., STE. 200
CORPORATION OF SANTA MONICA, CA 90401
SANTA MONICA

KEYNOTES

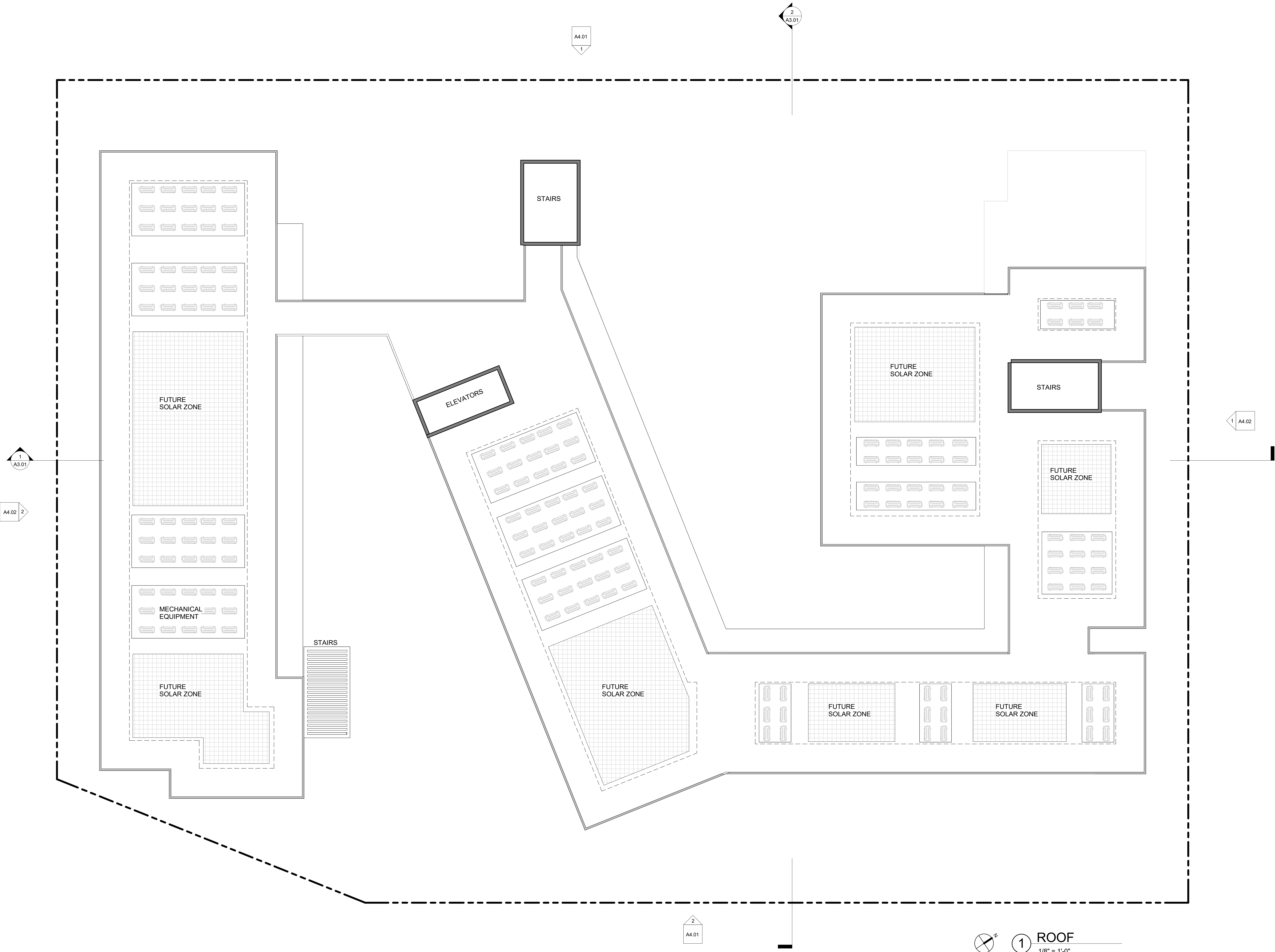
DRAWING TITLE:
ROOF PLAN

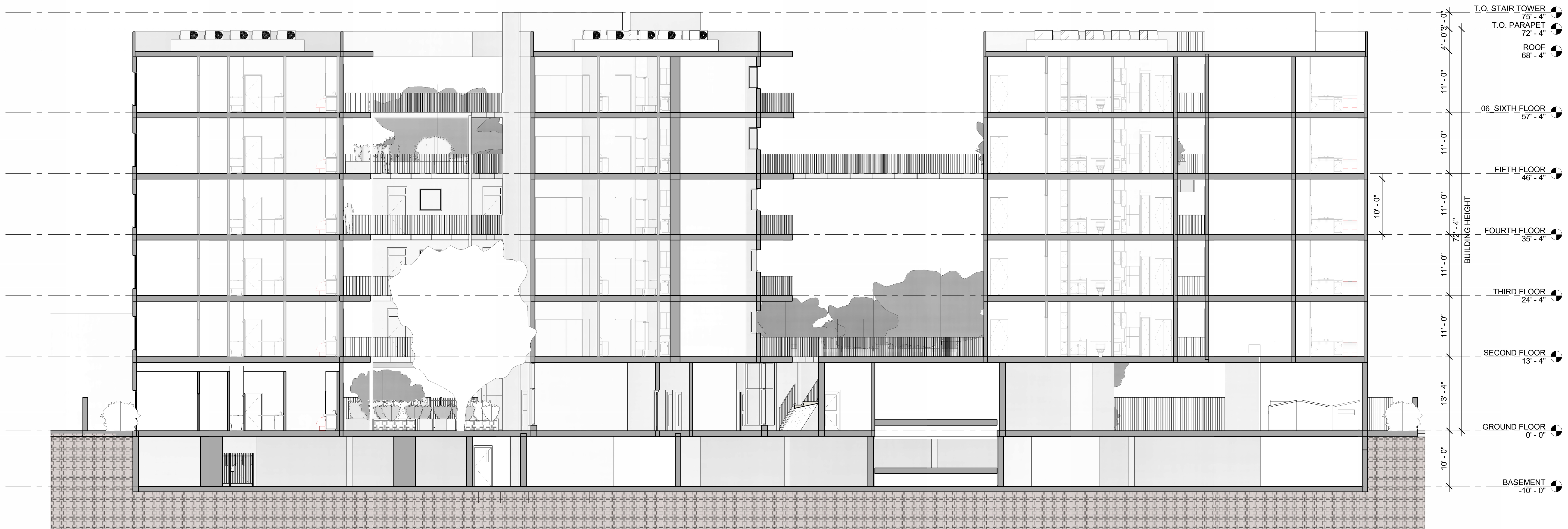
ENTITLEMENT SET

Date 01/03/2025
Drawn by Author
Checked by Checker

A2.07

Scale 1/8" = 1'-0"





1 LONGITUDINAL SECTION
1/8" = 1'-0"



2 TRANSVERSE SECTION
1/8" = 1'-0"

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:
Marina Vista

PROJECT ADDRESSES:
12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER: 2319

CLIENT NAME:
COMMUNITY CORPORATION OF SANTA MONICA

CLIENT ADDRESS:
1410 SECOND ST., STE. 200
SANTA MONICA, CA 90401

KEYNOTES



① CULVER BLVD ELEVATION
1/8" = 1'-0"



② REAR YARD ELEVATION
1/8" = 1'-0"

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:
Marina Vista

PROJECT ADDRESSES:
12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER: 2319

CLIENT NAME:
COMMUNITY CORPORATION OF SANTA MONICA

CLIENT ADDRESS:
1410 SECOND SET., STE. 200
SANTA MONICA, CA 90401

KEYNOTES

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:
Marina Vista

PROJECT ADDRESSES:
12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER 2319

CLIENT NAME: CLIENT ADDRESS:
COMMUNITY 1410 SECOND SET, STE. 200
CORPORATION OF SANTA MONICA, CA 90401
SANTA MONICA

KEYNOTES



2 SIDE YARD ELEVATION 2
1/8" = 1'-0"



1 SIDE YARD ELEVATION 1
1/8" = 1'-0"

DRAWING TITLE:
BUILDING ELEVATIONS

ENTITLEMENT SET
Date 01/03/2025
Drawn by Author
Checked by Checker

A4.02

Scale 1/8" = 1'-0"



1. Laurus Nobilus/
Sweet Bay



2. Olea Europa/ Olive



3. Flax Lily



4. Myrtle



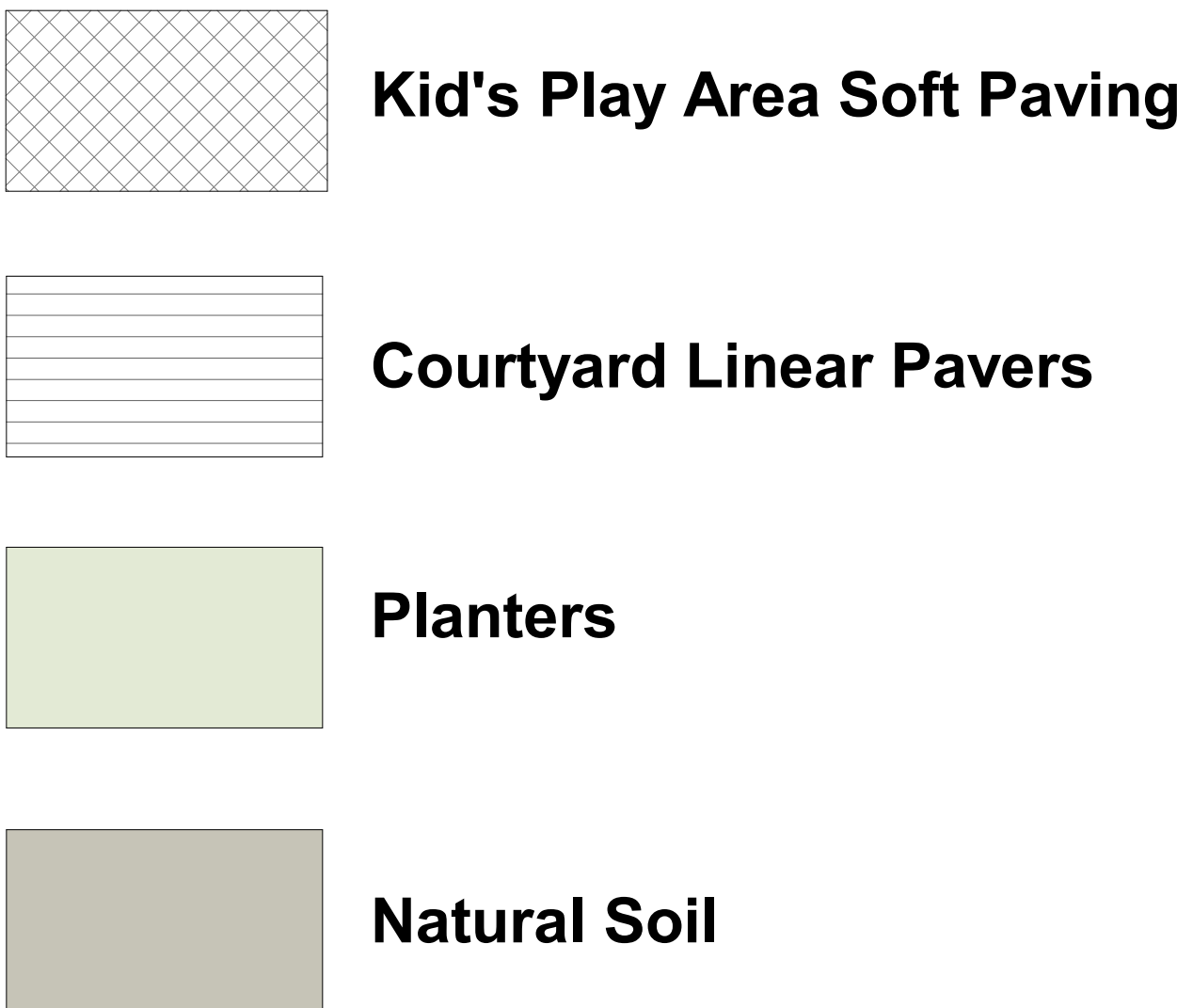
5. Australian Willow



6. Aeonium/ Blushing Beauty



7. African Sumac



FSY

ARCHITECTS

2902 KNOX AVE, 2ND FLOOR

LOS ANGELES, CA 90039

TEL : 323.255.4343

FAX : 323.255.4846

WWW.FSYARCHITECTS.COM

MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME:
Marina Vista

PROJECT ADDRESSES:
12604 CULVER BLVD
LOS ANGELES, CA 90066

PROJECT NUMBER
2319

CLIENT NAME:
COMMUNITY
CORPORATION OF
SANTA MONICA

CLIENT ADDRESS:
1410 SECOND SET., STE. 200
SANTA MONICA, CA 90401

KEYNOTES

DRAWING TITLE:
PRELIMINARY LANDSCAPE PLAN

ENTITLEMENT SET

Date
01/03/2025

Drawn by
Author

Checked by
Checker

A10.01

Scale
As indicated

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE of Distribution: May 29,2025

TO: Subdivision Committee Members

FROM: Department of City Planning, **WestSouth** Project Planning

SUBJECT: Subdivision Filing Notification and Distribution – SB 4 projects: preliminary parcel map to merge and subdivide the lands and construction of a new 100% affordable 6-story 122-unit residential housing project.

Case Number: AA-2025-1283-PM-HCA

Map Type: Parcel Map

Map Stamp Date: May 21, 2025

Community Plan: Palms - Mar Vista - Del Rey

Application Filing Date: March 3, 2025

Project Address: 12616 W CULVER BLVD

NC: Del Rey

Hillside: No

- | | |
|--|---|
| <input checked="" type="checkbox"/> Council District: 11 | <input checked="" type="checkbox"/> LAFD – Engineering/Hydrant Unit |
| <input checked="" type="checkbox"/> Neighborhood Council (NC) (Del Rey) | <input checked="" type="checkbox"/> Bureau of Street Lighting (No SB9) |
| <input checked="" type="checkbox"/> Bureau of Engineering | <input checked="" type="checkbox"/> Department of Recreation and Parks |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Grading | <input checked="" type="checkbox"/> Bureau of Sanitation |
| <input checked="" type="checkbox"/> Dept of Building and Safety - Zoning | <input checked="" type="checkbox"/> LAUSD CEQA (No P.S.) |
| <input checked="" type="checkbox"/> DWP Real Estate | <input checked="" type="checkbox"/> LAUSD Transportation (No P.S.) |
| <input checked="" type="checkbox"/> DWP Water Distribution Engineering | <input checked="" type="checkbox"/> County Health Department (No. P.S.) |
| <input checked="" type="checkbox"/> Urban Forestry Land Development | <input checked="" type="checkbox"/> GIS |
| <input checked="" type="checkbox"/> Office of Historic Resources | <input type="checkbox"/> LADOT Dev Review - Valley |
| <input checked="" type="checkbox"/> Los Angeles Housing Department (No P.S.) | <input type="checkbox"/> LADOT Dev Review - Citywide |

Hillside Projects/Haul Route Projects Only

Does case include a Haul Route?

☒ **Yes** ☐ **No**

☒ BSS – Haul Route Investigation and Enforcement

☐ Animal Regulation (Hillside Only)

LADOT District Office

☐ Central (CD 1, 9, 14)

☐ Hollywood (CD 4, 10, 13)

☒ Western (CD 5, 11)

☐ East Valley (CD 3, 5, 6, 12)

☐ Southern (CD 8, 15)

RECOMMENDATION REPORTS DUE BY: 39 Days

Please send your reports to the following e-mail address: planning.westsouth@lacity.org

Thank you.

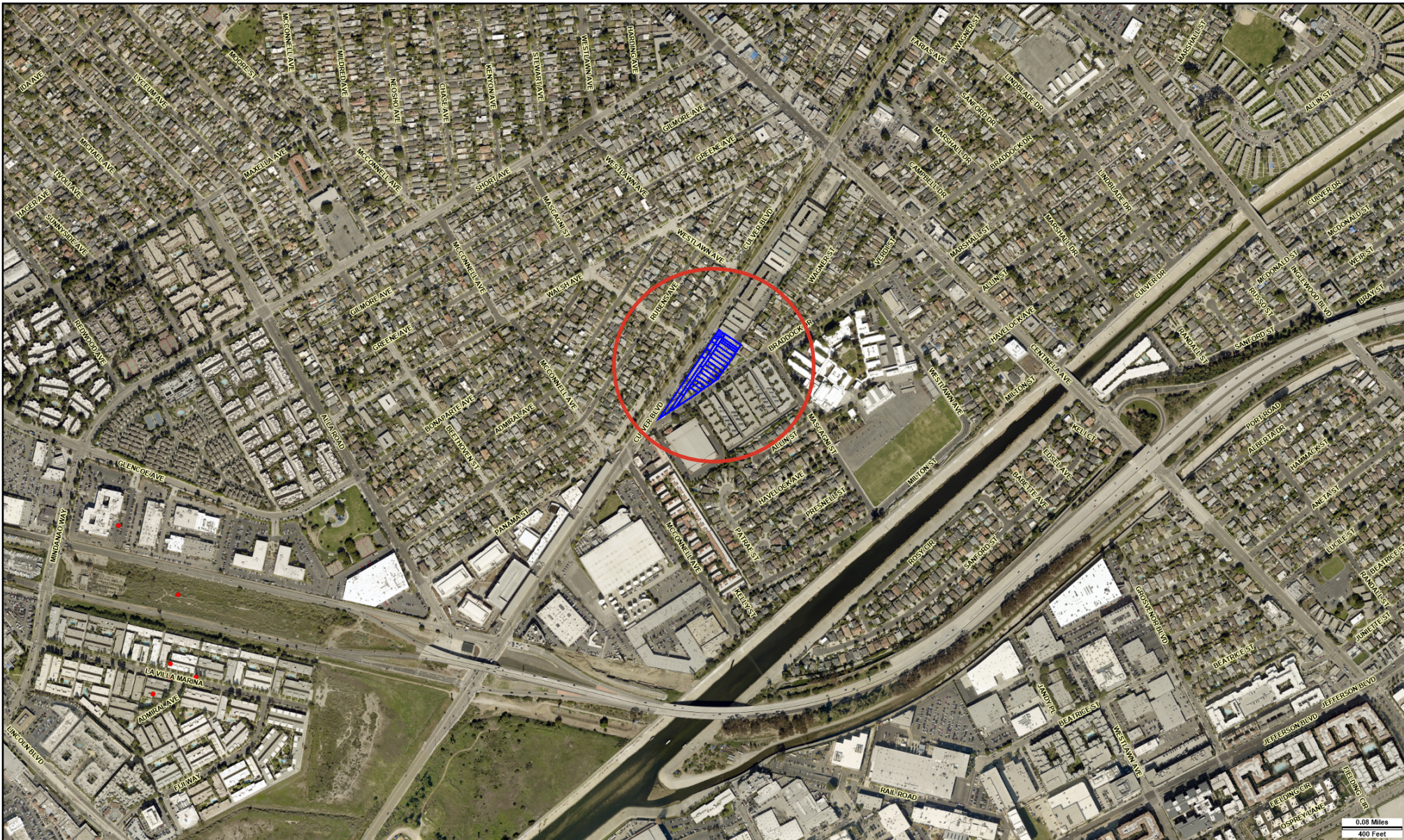
Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached SB 9 Urban Lot Split/Parcel map/Tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

VINCENT P. BERTONI, AICP
Advisory Agency

Ariel Jones
Deputy Advisory Agency

**WestSouth PROJECT
PLANNING**

planning.westsouth@lacity.org



Address: undefined
APN: 4221004011
PIN #: 105B157 64

Tract: RANCHO LA BALLONA
Block: None
Lot: PT ANDERSON ROSE
Arb: 374

Zoning: R3-1
General Plan: Low Residential



LEGEND

GENERALIZED ZONING

| | |
|--|---|
|  | OS, GW |
|  | A, RA |
|  | RE, RS, R1, RU, RZ, RW1 |
|  | R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP |
|  | CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU |
|  | CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI |
|  | P, PB |
|  | PF |



GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





| | |
|--|---------------------------------------|
|  | Minimum Residential |
|  | Very Low / Very Low I Residential |
|  | Very Low II Residential |
|  | Low / Low I Residential |
|  | Low II Residential |
|  | Low Medium / Low Medium I Residential |
|  | Low Medium II Residential |
|  | Medium Residential |
|  | High Medium Residential |
|  | High Density Residential |
|  | Very High Medium Residential |

COMMERCIAL

| | |
|--|--|
|  | Limited Commercial |
|  | Limited Commercial - Mixed Medium Residential |
|  | Highway Oriented Commercial |
|  | Highway Oriented and Limited Commercial |
|  | Highway Oriented Commercial - Mixed Medium Residential |
|  | Neighborhood Office Commercial |
|  | Community Commercial |
|  | Community Commercial - Mixed High Residential |
|  | Regional Center Commercial |

FRAMEWORK

COMMERCIAL

| | |
|--|---------------------------|
|  | Neighborhood Commercial |
|  | General Commercial |
|  | Community Commercial |
|  | Regional Mixed Commercial |

INDUSTRIAL

| | |
|---|--------------------------|
|  | Commercial Manufacturing |
|  | Limited Manufacturing |
|  | Light Manufacturing |
|  | Heavy Manufacturing |
|  | Hybrid Industrial |




PARKING

| | |
|---|----------------|
|  | Parking Buffer |
|---|----------------|

PORT OF LOS ANGELES

| | |
|---|--|
|  | General / Bulk Cargo - Non Hazardous (Industrial / Commercial) |
|  | General / Bulk Cargo - Hazard |
|  | Commercial Fishing |
|  | Recreation and Commercial |
|  | Intermodal Container Transfer Facility Site |

LOS ANGELES INTERNATIONAL AIRPORT

| | |
|---|---|
|  | Airport Landside / Airport Landside Support |
|  | Airport Airside |
|  | LAX Airport Northside |

OPEN SPACE / PUBLIC FACILITIES




















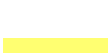




| | |
|---|----------------------------------|
|  | Open Space |
|  | Public / Open Space |
|  | Public / Quasi-Public Open Space |
|  | Other Public Open Space |
|  | Public Facilities |

INDUSTRIAL

| | |
|---|--------------------|
|  | Limited Industrial |
|  | Light Industrial |

CHAPTER 1A LEGEND

General Plan Designation

| | | | | | |
|--|---------------------------------|--|------------------------------|---|------------------------------|
|  | Transit Core |  | Medium Residential |  | Agriculture |
|  | Traditional Core |  | Low Neighborhood Residential |  | Hybrid Industrial |
|  | Regional Center |  | Low Medium Residential |  | Markets |
|  | High Residential |  | Low Residential |  | Light Industrial |
|  | Community Center |  | Compact Residential |  | Production |
|  | Village |  | Very Low Residential |  | Industrial |
|  | Neighborhood Center |  | Minimum Residential |  | Open Space |
|  | Medium Neighborhood Residential | | |  | Public Facilities |
| | | | |  | Public Facilities - Freeways |

Zone Use Districts

| | | | | | |
|--|-----------------------------|---|-------------------|--|------------------|
|  | Open Space |  | Residential-Mixed |  | Industrial-Mixed |
|  | Agricultural |  | Commercial |  | Public |
|  | Residential Single Family |  | Commercial-Mixed |  | Freeway |
|  | Residential Multiple Family |  | Industrial | | |

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES























- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST





| | | |
|--|--|--|
|  Alternative Youth Hostel (Proposed) |  Horticultural Center |  Public Elementary School |
|  Animal Shelter |  Hospital |  Public Elementary School (Proposed) |
|  Area Library |  Hospital (Proposed) |  Public Golf Course |
|  Area Library (Proposed) | HW House of Worship |  Public Golf Course (Proposed) |
|  Bridge | e Important Ecological Area |  Public Housing |
|  Campground |  Important Ecological Area (Proposed) |  Public Housing (Proposed Expansion) |
|  Campground (Proposed) |  Interpretive Center (Proposed) |  Public Junior High School |
|  Cemetery |  Junior College |  Public Junior High School (Proposed) |
| HW Church |  MTA / Metrolink Station |  Public Middle School |
|  City Hall |  MTA Station |  Public Senior High School |
|  Community Center |  MTA Stop |  Public Senior High School (Proposed) |
|  Community Library | MWD MWD Headquarters |  Pumping Station |
|  Community Library (Proposed Expansion) |  Maintenance Yard |  Pumping Station (Proposed) |
|  Community Library (Proposed) |  Municipal Office Building |  Refuse Collection Center |
|  Community Park | P Municipal Parking lot |  Regional Library |
|  Community Park (Proposed Expansion) |  Neighborhood Park |  Regional Library (Proposed Expansion) |
|  Community Park (Proposed) |  Neighborhood Park (Proposed Expansion) |  Regional Library (Proposed) |
|  Community Transit Center |  Neighborhood Park (Proposed) |  Regional Park |
|  Convalescent Hospital |  Oil Collection Center |  Regional Park (Proposed) |
|  Correctional Facility |  Parking Enforcement | RPD Residential Plan Development |
|  Cultural / Historic Site (Proposed) |  Police Headquarters |  Scenic View Site |
|  Cultural / Historical Site |  Police Station |  Scenic View Site (Proposed) |
|  Cultural Arts Center |  Police Station (Proposed Expansion) |  School District Headquarters |
| DMV DMV Office |  Police Station (Proposed) |  School Unspecified Loc/Type (Proposed) |
| DWP DWP |  Police Training site |  Skill Center |
|  DWP Pumping Station | PO Post Office |  Social Services |
|  Equestrian Center |  Power Distribution Station |  Special Feature |
|  Fire Department Headquarters |  Power Distribution Station (Proposed) |  Special Recreation (a) |
|  Fire Station |  Power Receiving Station |  Special School Facility |
|  Fire Station (Proposed Expansion) |  Power Receiving Station (Proposed) |  Special School Facility (Proposed) |
|  Fire Station (Proposed) | C Private College |  Steam Plant |
|  Fire Supply & Maintenance | E Private Elementary School |  Surface Mining |
|  Fire Training Site |  Private Golf Course |  Trail & Assembly Area |
|  Fireboat Station |  Private Golf Course (Proposed) |  Trail & Assembly Area (Proposed) |
|  Health Center / Medical Facility | JH Private Junior High School | UTL Utility Yard |
|  Helistop | PS Private Pre-School |  Water Tank Reservoir |
|  Historic Monument |  Private Recreation & Cultural Facility |  Wildlife Migration Corridor |
|  Historical / Cultural Monument | SH Private Senior High School |  Wildlife Preserve Gate |
|  Horsekeeping Area | SF Private Special School | |
|  Horsekeeping Area (Proposed) |  Public Elementary (Proposed Expansion) | |

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer

-  Aquatic Facilities
-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  Early Education Center

COASTAL ZONE



-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4


Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.


WAIVER OF DEDICATION OR IMPROVEMENT


-  Public Work Approval (PWA)
-  Waiver of Dedication or Improvement (WDI)


MIXED INCOME INCENTIVE PROGRAM (MIIP)


- TRANSIT ORIENTED INCENTIVE AREAS (TOIA)


 T-1


 T-2


 T-3


 Outside of TOIA
- OPPORTUNITY CORRIDORS (OC)


 OC-1

 OC-2

 OC-3
- CORRIDOR TRANSITION INCENTIVE AREAS (CT)


 CT-1

 CT-2

 CT-3

OTHER SYMBOLS

-  Lot Line


 Tract Line

 Lot Cut

 Easement

 Zone Boundary


 Building Line

 Lot Split

 Community Driveway

 Building Outlines 2020

 Building Outlines 2017
-  Airport Hazard Zone

 Census Tract

 Coastal Zone

 Council District

 LADBS District Office

 Downtown Parking


 Fault Zone

 Fire District No. 1

 Tract Map

 Parcel Map
-  Flood Zone

 Hazardous Waste

 High Wind Zone

 Hillside Grading

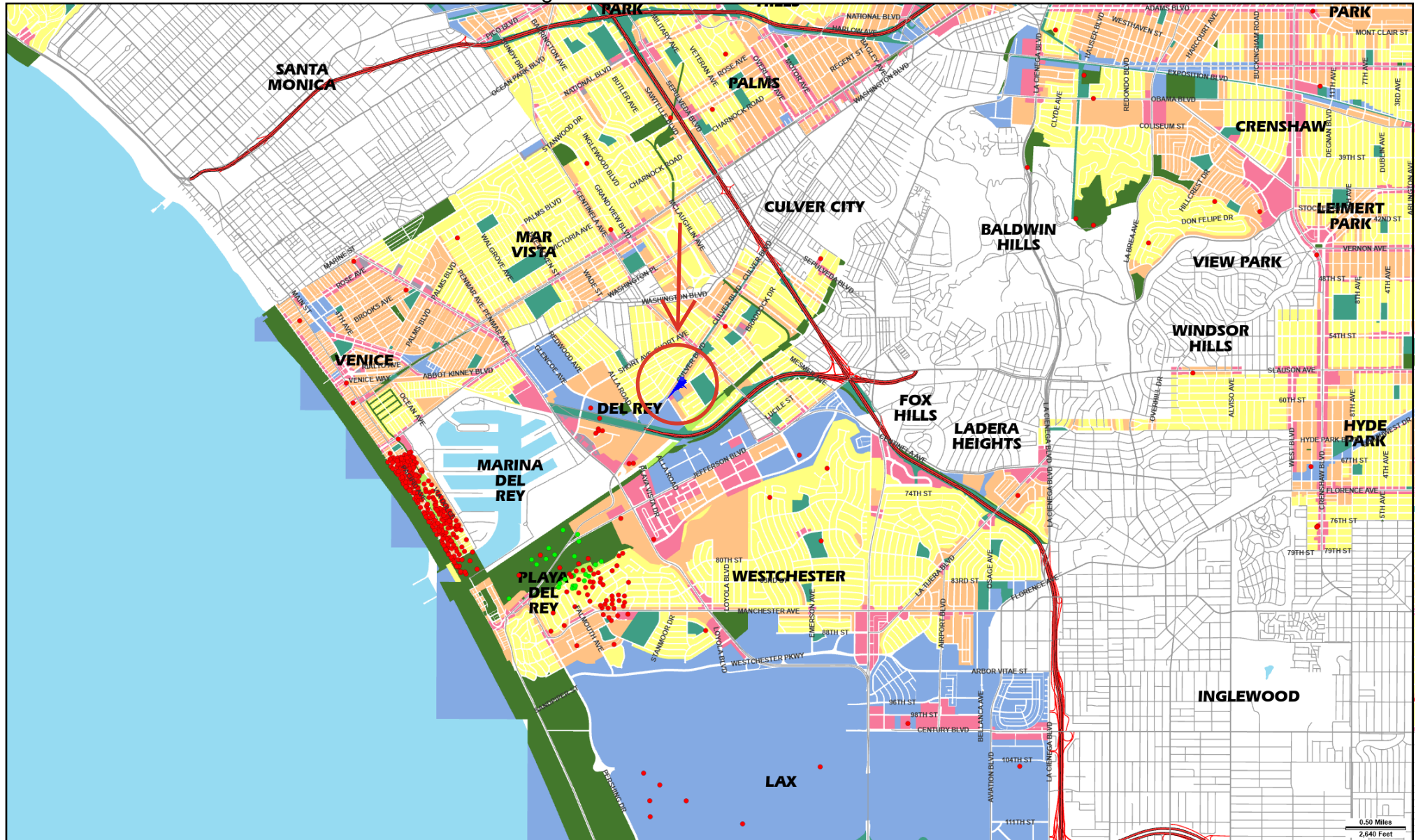
 Historic Preservation Overlay Zone

 Specific Plan Area

 Very High Fire Hazard Severity Zone

 Wells - Active

 Wells - Inactive



Address: undefined

APN: 4221004011

PIN #: 105B157 64

Tract: RANCHO LA BALLONA

Block: None

Lot: PT ANDERSON ROSE

Arb: 374

Zoning: R3-1

General Plan: Low Residential



LEGEND

GENERALIZED ZONING

| | |
|--|---|
|  | OS, GW |
|  | A, RA |
|  | RE, RS, R1, RU, RZ, RW1 |
|  | R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP |
|  | CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU |
|  | CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI |
|  | P, PB |
|  | PF |



GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





| | |
|--|---------------------------------------|
|  | Minimum Residential |
|  | Very Low / Very Low I Residential |
|  | Very Low II Residential |
|  | Low / Low I Residential |
|  | Low II Residential |
|  | Low Medium / Low Medium I Residential |
|  | Low Medium II Residential |
|  | Medium Residential |
|  | High Medium Residential |
|  | High Density Residential |
|  | Very High Medium Residential |

COMMERCIAL

| | |
|--|--|
|  | Limited Commercial |
|  | Limited Commercial - Mixed Medium Residential |
|  | Highway Oriented Commercial |
|  | Highway Oriented and Limited Commercial |
|  | Highway Oriented Commercial - Mixed Medium Residential |
|  | Neighborhood Office Commercial |
|  | Community Commercial |
|  | Community Commercial - Mixed High Residential |
|  | Regional Center Commercial |

FRAMEWORK

COMMERCIAL

| | |
|--|---------------------------|
|  | Neighborhood Commercial |
|  | General Commercial |
|  | Community Commercial |
|  | Regional Mixed Commercial |

INDUSTRIAL

| | |
|---|--------------------------|
|  | Commercial Manufacturing |
|  | Limited Manufacturing |
|  | Light Manufacturing |
|  | Heavy Manufacturing |
|  | Hybrid Industrial |

PARKING

| | |
|---|----------------|
|  | Parking Buffer |
|---|----------------|

PORT OF LOS ANGELES

| | |
|---|--|
|  | General / Bulk Cargo - Non Hazardous (Industrial / Commercial) |
|  | General / Bulk Cargo - Hazard |
|  | Commercial Fishing |
|  | Recreation and Commercial |
|  | Intermodal Container Transfer Facility Site |

LOS ANGELES INTERNATIONAL AIRPORT

| | |
|---|---|
|  | Airport Landside / Airport Landside Support |
|  | Airport Airside |
|  | LAX Airport Northside |

OPEN SPACE / PUBLIC FACILITIES




















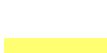




| | |
|---|----------------------------------|
|  | Open Space |
|  | Public / Open Space |
|  | Public / Quasi-Public Open Space |
|  | Other Public Open Space |
|  | Public Facilities |

INDUSTRIAL

| | |
|---|--------------------|
|  | Limited Industrial |
|  | Light Industrial |

CHAPTER 1A LEGEND

General Plan Designation

| | | | | | |
|--|---------------------------------|--|------------------------------|---|------------------------------|
|  | Transit Core |  | Medium Residential |  | Agriculture |
|  | Traditional Core |  | Low Neighborhood Residential |  | Hybrid Industrial |
|  | Regional Center |  | Low Medium Residential |  | Markets |
|  | High Residential |  | Low Residential |  | Light Industrial |
|  | Community Center |  | Compact Residential |  | Production |
|  | Village |  | Very Low Residential |  | Industrial |
|  | Neighborhood Center |  | Minimum Residential |  | Open Space |
|  | Medium Neighborhood Residential | | |  | Public Facilities |
| | | | |  | Public Facilities - Freeways |

Zone Use Districts

| | | | | | |
|--|-----------------------------|---|-------------------|--|------------------|
|  | Open Space |  | Residential-Mixed |  | Industrial-Mixed |
|  | Agricultural |  | Commercial |  | Public |
|  | Residential Single Family |  | Commercial-Mixed |  | Freeway |
|  | Residential Multiple Family |  | Industrial | | |

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES























- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST





| | | |
|--|--|--|
|  Alternative Youth Hostel (Proposed) |  Horticultural Center |  Public Elementary School |
|  Animal Shelter |  Hospital |  Public Elementary School (Proposed) |
|  Area Library |  Hospital (Proposed) |  Public Golf Course |
|  Area Library (Proposed) | HW House of Worship |  Public Golf Course (Proposed) |
|  Bridge |  Important Ecological Area |  Public Housing |
|  Campground |  Important Ecological Area (Proposed) |  Public Housing (Proposed Expansion) |
|  Campground (Proposed) |  Interpretive Center (Proposed) |  Public Junior High School |
|  Cemetery |  Junior College |  Public Junior High School (Proposed) |
| HW Church |  MTA / Metrolink Station |  Public Middle School |
|  City Hall |  MTA Station |  Public Senior High School |
|  Community Center |  MTA Stop |  Public Senior High School (Proposed) |
|  Community Library | MWD MWD Headquarters |  Pumping Station |
|  Community Library (Proposed Expansion) |  Maintenance Yard |  Pumping Station (Proposed) |
|  Community Library (Proposed) |  Municipal Office Building |  Refuse Collection Center |
|  Community Park |  Municipal Parking lot |  Regional Library |
|  Community Park (Proposed Expansion) |  Neighborhood Park |  Regional Library (Proposed Expansion) |
|  Community Park (Proposed) |  Neighborhood Park (Proposed Expansion) |  Regional Library (Proposed) |
|  Community Transit Center |  Neighborhood Park (Proposed) |  Regional Park |
|  Convalescent Hospital |  Oil Collection Center |  Regional Park (Proposed) |
|  Correctional Facility |  Parking Enforcement | RPD Residential Plan Development |
|  Cultural / Historic Site (Proposed) |  Police Headquarters |  Scenic View Site |
|  Cultural / Historical Site |  Police Station |  Scenic View Site (Proposed) |
|  Cultural Arts Center |  Police Station (Proposed Expansion) |  School District Headquarters |
| DMV DMV Office |  Police Station (Proposed) |  School Unspecified Loc/Type (Proposed) |
| DWP DWP |  Police Training site |  Skill Center |
|  DWP Pumping Station | PO Post Office |  Social Services |
|  Equestrian Center |  Power Distribution Station |  Special Feature |
|  Fire Department Headquarters |  Power Distribution Station (Proposed) |  Special Recreation (a) |
|  Fire Station |  Power Receiving Station |  Special School Facility |
|  Fire Station (Proposed Expansion) |  Power Receiving Station (Proposed) |  Special School Facility (Proposed) |
|  Fire Station (Proposed) | C Private College |  Steam Plant |
|  Fire Supply & Maintenance | E Private Elementary School |  Surface Mining |
|  Fire Training Site |  Private Golf Course |  Trail & Assembly Area |
|  Fireboat Station |  Private Golf Course (Proposed) |  Trail & Assembly Area (Proposed) |
|  Health Center / Medical Facility | JH Private Junior High School | UTL Utility Yard |
|  Helistop | PS Private Pre-School |  Water Tank Reservoir |
|  Historic Monument |  Private Recreation & Cultural Facility |  Wildlife Migration Corridor |
|  Historical / Cultural Monument | SH Private Senior High School |  Wildlife Preserve Gate |
|  Horsekeeping Area | SF Private Special School | |
|  Horsekeeping Area (Proposed) |  Public Elementary (Proposed Expansion) | |

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer

-  Aquatic Facilities
-  Beaches
-  Child Care Centers
-  Dog Parks
-  Golf Course
-  Historic Sites
-  Horticulture/Gardens
-  Skate Parks
-  Other Facilities
-  Park / Recreation Centers
-  Parks
-  Performing / Visual Arts Centers
-  Recreation Centers
-  Senior Citizen Centers
-  Opportunity School
-  Charter School
-  Elementary School
-  Span School
-  Special Education School
-  High School
-  Middle School
-  Early Education Center

COASTAL ZONE



-  Coastal Commission Permit Area
-  Dual Permit Jurisdiction Area
-  Single Permit Jurisdiction Area
-  Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)











-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.










WAIVER OF DEDICATION OR IMPROVEMENT

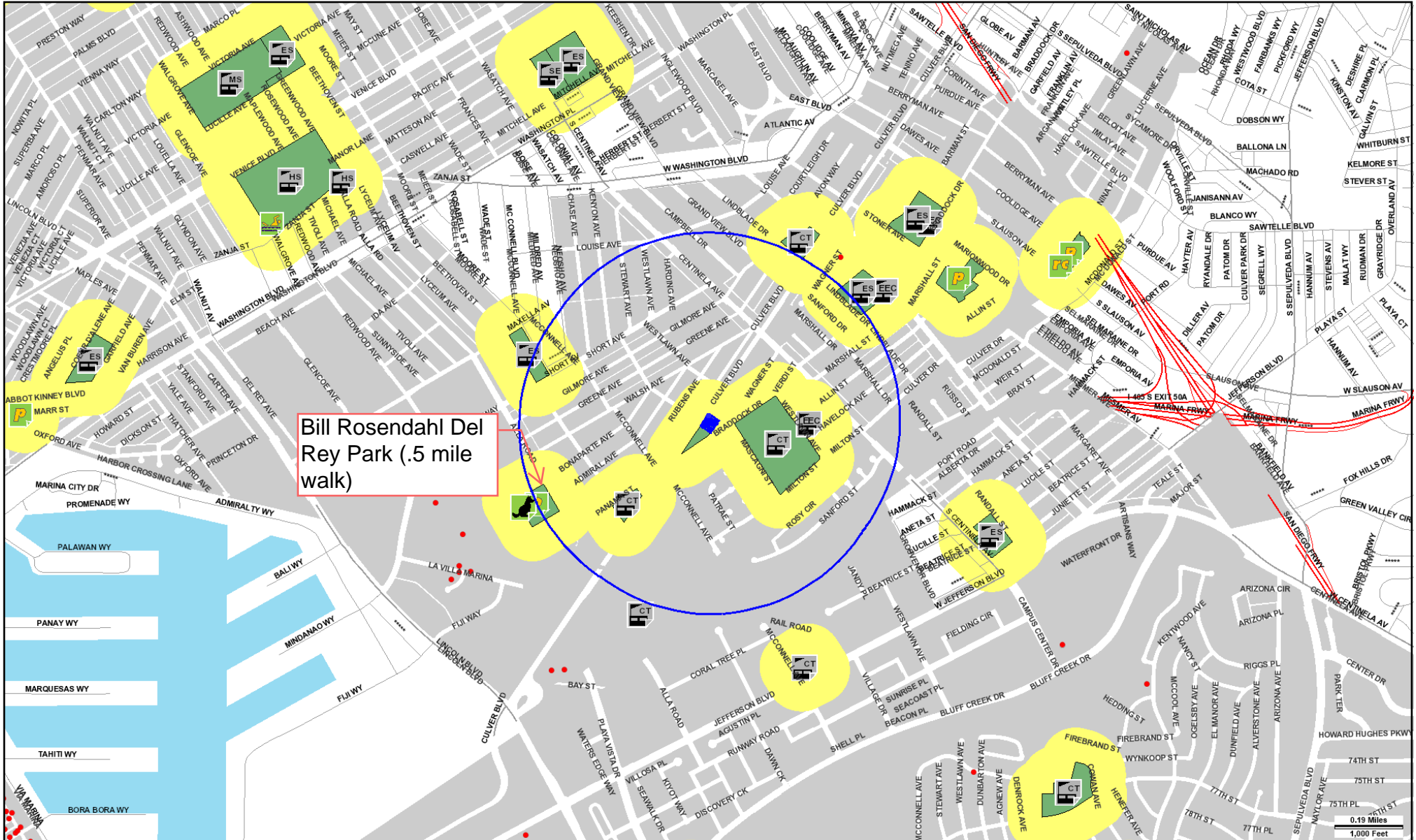
-  Public Work Approval (PWA)
-  Waiver of Dedication or Improvement (WDI)

MIXED INCOME INCENTIVE PROGRAM (MIIP)

- TRANSIT ORIENTED INCENTIVE AREAS (TOIA)**
-  T-1
-  T-2
-  T-3
-  Outside of TOIA
- OPPORTUNITY CORRIDORS (OC)**
-  OC-1
-  OC-2
-  OC-3
- CORRIDOR TRANSITION INCENTIVE AREAS (CT)**
-  CT-1
-  CT-2
-  CT-3

OTHER SYMBOLS

-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement
-  Zone Boundary
-  Building Line
-  Lot Split
-  Community Driveway
-  Building Outlines 2020
-  Building Outlines 2017
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault Zone
-  Fire District No. 1
-  Tract Map
-  Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone
-  Wells - Active
-  Wells - Inactive



Address: undefined
APN: 4221004011
PIN #: 105B157 64

Tract: RANCHO LA BALLONA
Block: None
Lot: PT ANDERSON ROSE
Arb: 374

Zoning: R3-1
General Plan: Low Residential

